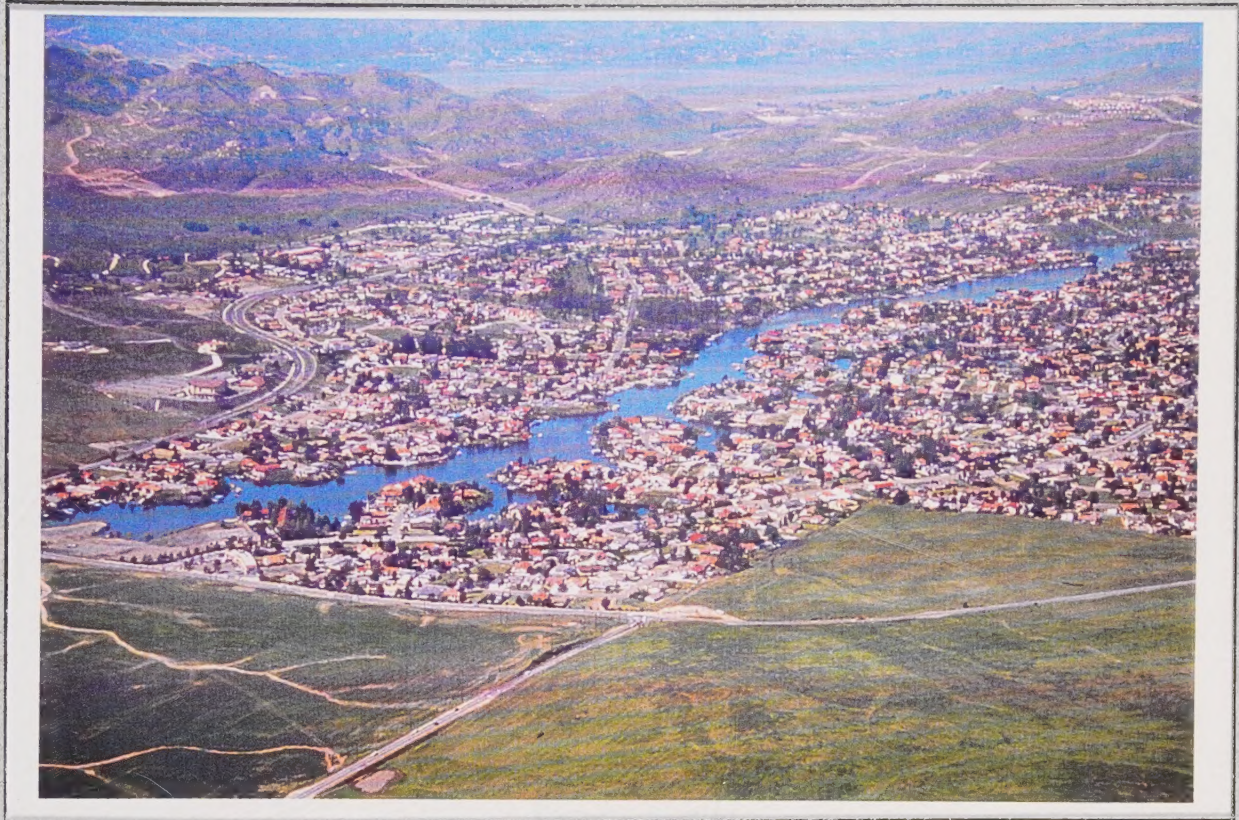


CITY OF CANYON LAKE

■ GENERAL PLAN ■



Prepared for:

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**CITY OF CANYON LAKE
GENERAL PLAN**

ACKNOWLEDGEMENTS

CITY COUNCIL

Alfred Trembly, Mayor
Cora Sue Barrett, Mayor Pro Tem
John Giardinelli, Council Member
Eugene Bourbonnais, Council Member
Thomas Nagle, Council Member

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ADOPTED OCTOBER 2, 1996

RESOLUTION NO. 96-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL PROTECTION ACT (CEQA); AND ADOPTING THE CITY OF CANYON LAKE GENERAL PLAN

WHEREAS, the City Council of the City of Canyon Lake (the "City") has prepared a Master Environmental Report (Mitigated Negative Declaration) pursuant to the California Environmental Protection Act (Public Resources Code 21000, et seq), and procedures adopted by the City Council of the City of Canyon Lake relating to environmental evaluation of public and private projects; and

WHEREAS, the adoption of the Canyon Lake General Plan is considered a "project" pursuant to the terms of the California Environmental Protection Act; and

WHEREAS, the City Council is also the Planning Agency in the consideration of such matters; and

WHEREAS, a Mitigated Negative Declaration was prepared in compliance with CEQA to address the environmental effects of the adoption of the Canyon Lake General Plan; and

WHEREAS, the City transmitted copies of the Canyon Lake General Plan and Mitigated Negative Declaration to State, County, Regional and Local agencies, which by law have jurisdiction with respect to the project, and to other interested individuals, requesting comment from such individuals and agencies; and

WHEREAS, said General Plan and Mitigated Negative Declaration has been publicly noticed for a 30 day review period from January 3, 1996 to February 7, 1996; and

WHEREAS, the City received comments from some of those agencies and responded to those comments in a "Response to Comments" document; and

WHEREAS, the Mitigated Negative Declaration with Response to Comments document subsequently has been publicly noticed for a 30 day review period from August 30, 1996 to October 2, 1996; and

WHEREAS, the Mitigated Negative Declaration was considered in public hearing by the full Council of the City of Canyon Lake for the purpose of determining that the environmental evaluation contained therein was a true and accurate depiction of the impacts related to the adoption and implementation of the General Plan; and

WHEREAS, mitigation has been prepared and incorporated within the Mitigated Negative Declaration to reduce all impacts to a level of insignificance; and

WHEREAS, the City Council has evaluated the Mitigated Negative Declaration and determined it to be adequate and complete; and

WHEREAS, the City Council has considered the General Plan in consonance with said Mitigated Negative Declaration; and

WHEREAS, the City Council has considered evidence presented by staff, the Planning Committee, and other interested parties with respect to the Mitigated Negative Declaration and the General Plan at public hearings held on February 7, 1997 and October 2, 1996; and

WHEREAS, said public hearing was duly noticed on August 30, 1996 in accordance with Section 15072 of the Public Resources Code, and again on September 20, 1996 in accordance with Section 63553 of the Government Code; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The Mitigated Negative Declaration for the project consists of:

- A.** An Environmental Checklist, Initial Study, an expanded analysis of specific issues, mitigation measures, and appendices; and
- B.** Responses to comments received related to said Mitigated Negative Declaration.

SECTION 2. The Mitigated Negative Declaration for the project represents the independent judgement of the City of Canyon Lake.

SECTION 3. The Final Mitigated Negative Declaration has been completed in compliance with CEQA guidelines, and that the City Council having authority over the project has reviewed and considered the information contained therein and finds that it adequately discusses the environmental effects of the project.

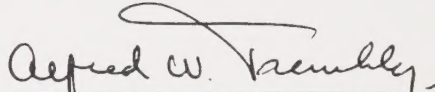
SECTION 4. The mitigation measures contained within the mitigated negative declaration provides the required mitigation monitoring plan.

SECTION 5. The General Plan and Mitigated Negative Declaration attached hereto as exhibits "A" and "B" respectively, and incorporated herein by reference constitute the entire project for the City of Canyon Lake and shall serve as the basis for determining all future land use issues within or affecting said City.

SECTION 6. The City Council has considered all comments and recommendations of the Department of Housing and Community Development related to the adoption of a housing element for the City and hereby certifies that the element as contained within the General Plan attached as Exhibit "A" constitutes the housing element determined to be consistent with state law and local need.

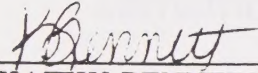
SECTION 7. The General Plan and Mitigated Negative Declaration attached hereto, and incorporated by reference are hereby adopted in fulfillment of obligations of state law requiring said plans and environmental analysis.

PASSED, APPROVED, AND ADOPTED this Second day of October, 1996 by roll call vote of the City Council.



ALFRED W. TREMBLY, MAYOR

ATTEST:



KATHY BENNETT, CITY CLERK

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF CANYON LAKE

I, KATHY BENNETT, CITY CLERK of the City of Canyon Lake, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 96-30 adopted at a regular meeting thereof, held on the Second day of October, 1996 by the following vote.

AYES: BARRETT, BOURBONNAIS, GIARDINELLI, NAGLE, TREMBLY

NOES: NONE

ABSENT: NONE

ABSTENTION: NONE



CITY CLERK

CITY OF CANYON LAKE

GENERAL PLAN

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CITY OF CANYON LAKE

GENERAL PLAN

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GENERAL PLAN

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CHAPTER ONE

HISTORICAL PERSPECTIVE

CHAPTER ONE:

■ HISTORICAL PERSPECTIVE ■

A. SETTING/LOCATION:

Geographically, the City of Canyon Lake straddles the San Jacinto River along a portion of Railroad Canyon, a naturally occurring cut between low but prominent granitic mountains in southwest Riverside County. The river was dammed to create an impoundment facility for flood control and public water supply known as Railroad Canyon Reservoir.

The San Jacinto River has its headwaters within the area above Pine Cove near Mount San Jacinto and at Lake Hemet in the San Bernardino National Forest within the San Jacinto Mountains. The river meanders its way for over seventy-five miles across the Hemet, San Jacinto and Perris Valleys before entering the narrows just west of Kabin Park near the City of Canyon Lake northeast border. The San Jacinto ends its trek in the natural playa of La Laguna now called Lake Elsinore which lies to the west.

Canyon Lake is a picturesque community lying among the rugged hills which form the shoulders of the reservoir from which its name was derived (*lake in the canyon*). Railroad Canyon extends westerly to join the Elsinore Valley, a significant trough adjacent to the Elsinore Fault. While the City is not immediately adjacent to this fault zone, many of the natural features that add to the community aesthetics result from the geologic activity generated by that fault over its history.

Canyon Lake is strategically placed between two major freeways, I-215 and I-15, serving the greater Inland Empire and beyond. Railroad Canyon Road, a mountain arterial highway, bisects the community and provides the major connection to these freeways.

Nearby communities include Lake Elsinore, Temecula, and Murietta on the west and southwest, and Perris, Sun City and Menifee to the north and east. Canyon Lake lies in the center of these areas. Figure I-1 depicts the location of Canyon Lake within the regional and local context.

B. EARLY HISTORY:

From its very inception, Canyon Lake was intended as a special community offering recreational opportunities and relaxed living in a gated, private setting. The community was initially designed as a master planned development through approval of a master subdivision map and covenants, conditions and restrictions in March 1968. This was at a time when the local planning process did not emphasize the need or requirement for a specific plan of land use as established by State Planning Law.

CHAPTER ONE:

▪ HISTORICAL PERSPECTIVE ▪

For many years, the community lay outside of the mainstream of development in the southwest plan area of the county. This was due to a number of factors which included a limited circulation system, lack of formal transit systems, distance from urban centers within Riverside, Orange and San Diego Counties and the availability of prime land and services closer to established communities. In essence, the commuter generation had yet to establish itself along the two interstate corridors in sufficient numbers to discover the jewel-like setting of Canyon Lake. Sufficient development pressure did not yet exist in the immediate area to affect this semi-isolated community. Conditions were good and the level of services offered by the county were acceptable.

With the advent of the mid-80s building boom and improved regional and interstate highways, Canyon Lake began to experience development pressures. Among those pressures were several major specific plans immediately adjacent to its borders and potential of the Sun City incorporation as well as the growth of the Menifee master-planned community. Internally a change in resident characteristics began. What had initially been a resort or vacation-oriented community gradually shifted to a more balanced population in terms of ages and socioeconomics. The citizens desired to implement local government to preserve the lifestyle they had created and to deal with issues both interior and exterior to the community which showed potential to disrupt that lifestyle. A strong desire existed to ensure that financial resources generated by the community were expended in support of the community as well as a need for local police service.

C. CULTURAL HERITAGE:

Before its founding as a separate unincorporated community, Canyon Lake had a heritage.

Historically, the southwest county area was occupied by the Luiseno people. These were native peoples that were affiliated with the Mission San Luis Rey de Francia. Their territory contained some 1500 square miles and included the western extreme of the San Jacinto River traverse and a portion of the Elsinore Valley.

The Luiseno basic social group was the independent village. The village was located in a defensible, sheltered canyon near a permanent water source. In spite of the mission intrusion, the village life remained somewhat intact until forced secularization occurred and the large Spanish ranchos were formed.

The Spanish ranch period saw vast areas of California subdivided into large scale ranchos. Generally these divisions were in strong relationship to the mission control in the geographic area. Most were awarded to original owners for services or for political reasons. This period lasted from the mid to late 1760s to the period of independence of California. These vast ranchos were broken down and sold or homesteaded, in segments, but disappeared from the land use/ownership scene.

CHAPTER ONE:

■ HISTORICAL PERSPECTIVE ■

D. INCORPORATION:

Canyon Lake incorporated on December 1, 1990. This action was reflective of a desire for self determination and independence that was manifested in several county communities throughout the late 1980s to mid 1990s. This was a period when county levels of service were being reduced due to budgetary conditions.

The citizens of Canyon Lake desired to determine their future through local responsive elected government. Fiscal issue, police services, and land use planning issues led to the incorporation effort, support and eventual approval.

What began with a vision became a reality.

CHAPTER TWO

AUTHORITY AND PROCESS

CHAPTER TWO:

■ AUTHORITY AND PROCESS ■

A. AUTHORITY AND SCOPE OF A GENERAL PLAN:

Authority and scope of general plans are prescribed by the Government Code of the State of California. The Code requires that the legislative body of each city adopt a comprehensive, long term plan for the development of the community.

The Code provides that the local general plan must consist of a minimum of seven mandatory elements. Provisions also allow agencies to include optional elements which the community deems necessary to promote or implement its purposes. Each element must bear relationship to the others and be internally consistent with others. Mandatory elements are:

- LAND USE
- CIRCULATION
- OPEN SPACE
- CONSERVATION
- SAFETY
- HOUSING
- NOISE

B. PURPOSE AND INTENT OF THE GENERAL PLAN:

The Canyon Lake General Plan provides a statement of community interests and desires. It functions as the framework upon which the community bases decisions. It is intended to highlight the functional, cultural and social values of life important to the community. The Canyon Lake General Plan serves as a comprehensive strategy regarding growth and the quality of life to be achieved

The Canyon Lake General Plan recognizes the relationship of the community within the subregional and regional framework. The plan promotes a positive role within this framework.

State Planning Law refers to the General Plan as the constitution for community development. Such definition recognizes that the plan is a product of representational government built upon a foundation of due process and public involvement. The Canyon Lake General Plan has been developed from the context of history and incorporation of a unique, urban development in a rural setting and is a result of an active public process.

CHAPTER TWO:

■ AUTHORITY AND PROCESS ■

C. REPRESENTING THE COMMUNITY VISION:

The general plan is a reflection of the vision statement of the community:

Canyon Lake Vision Statement:

The City of Canyon Lake seeks to maintain its position as a balanced, family oriented community, recreationally and socially active, promoting a high quality of life for all age groups and income levels within a stable and secure environment. The community's intention is to create a framework through which a spirit and a unique character will be promoted and preserved, thereby meeting the needs of neighborhoods. The community encourages positive interactions and promotes community interests, creating a fiscally stable, economically progressive foundation. The community will develop and implement services and programs responsive to the needs of the people to insure the long term viability of Canyon Lake as a major entity in the region.

To fulfill its vision, Canyon Lake will perform and promote distinct strategies that:

- *Maintain a sense of small town community*
- *Create recreational and openspace opportunities consistent with protection of the environment*
- *Promote a mix of land uses which enhances the community image and creates a healthy, stable business environment*
- *Promote the city within the regional context and beyond*
- *Provide opportunities for residential ownership and housing for all income levels consistent with any legal limitations which may encumber properties*
- *Encourage development of new or redevelopment of existing commercial properties to create a strong, stable revenue base.*

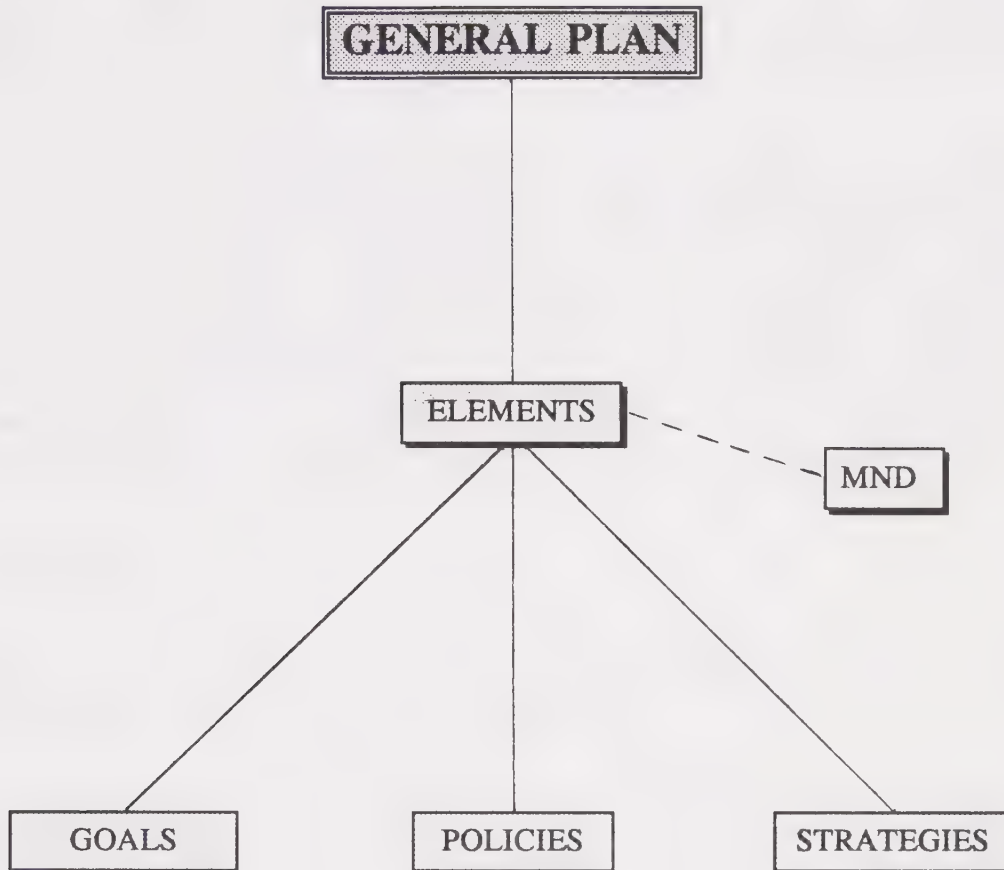
D. GENERAL PLAN FORMAT AND DESIGN:

The Canyon Lake General Plan has been for the most part, developed in a traditional general plan format. The plan is divided into ten chapters, each of the seven elements forming a separate and distinct chapter. Additionally, an introductory chapter titled "Historical Perspective", an authority chapter, and a mitigated negative declaration complete the document. Within each chapter there is discussion related to the chapter content as a means to understand the strategies developed.

Each of the elements is presented in a similar manner. The legal basis and requirement for the element is referenced. A discussion of the element's relationship to other chapters is provided. Goals and strategies indicative of and consistent with the community vision are presented. The plan responds to and exemplifies the uniqueness that is Canyon Lake.

CHAPTER TWO:

■ AUTHORITY AND PROCESS ■



In reviewing implementation it is essential to note that proposed programs, activities, and courses of action are the indication of ways that the community may pursue its goals. Given the changing nature of any community it must be recognized that not all of these may be accomplished or even pursued exactly as originally adopted. The plan is a living plan and must respond to community changes and provide the flexibility needed to attend to those changes in context with the community's uniqueness and setting. It is anticipated that amendments to the plan will be required from time to time in order to address changing expectations or exterior mandates.

E. METHODOLOGY:

The General Plan has been developed based upon a variety of sources and actions. The plan represents the compilation and refinement of data related to the community gathered from other planning documents and census information.

CHAPTER TWO:

■ AUTHORITY AND PROCESS ■

Attendant to development of this plan has been the need to insure public input so that the plan represents a community perspective. As a part of this process targeted interviews were conducted with elected and appointed officials and other key representatives of the community to identify issues and determine a vision statement applicable to the community.

A series of meetings were conducted with the Planning Committee to provide technical and ideological overview. The Planning Committee consisted of two Council members, the City Manager and the City Planner. Following these meetings, public workshops were conducted by the City Council as a whole to consider the information along with the recommendation of the Planning Committee. Additionally, as part of the preparation of the Mitigated Negative Declaration identified agencies and groups that might have an interest in the community planning area were notified. Public hearings were conducted pursuant to state law prior adoption of the General Plan. The Mitigated Negative Declaration included in the appendix was considered and adopted during the General Plan hearing process.

F. USE OF THE PLAN:

The intent of the plan construction is to be user friendly. Citizens, developers, public and private agencies, and government organizations should be able to review the plan and understand the purposes and direction contained.

While the Plan is directive in some aspects, it should not be construed as being fixed in its means of implementation. What is represented are the best available implementation strategies at the time of adoption. Others may exist. Encouragement is given to users to be creative in their implementation planning, while considering the community vision statement.

When using the General Plan one must ensure that each of the chapters is reviewed and that the implementation monitoring recommendations are consulted.

G. COMPREHENSIVE PLAN:

A general plan must serve as an effective decision making guide. To do so, the plan must be comprehensive in nature and must reflect the community's vision.

The comprehensive nature of the General Plan is fulfilled in several ways:

Issues Discussion: Identifying and addressing issues recognized during the General Plan formulation is a core function of the plan. Central to this function is the treatment of Federal and State mandated as well as locally generated issues.

CHAPTER TWO:

■ AUTHORITY AND PROCESS ■

Boundary Determination: By its nature, the General Plan sets forth an identifiable geographic limit over which the community has jurisdiction. However, it is essential that the plan also consider that some areas exterior to the corporate boundary have relationship to or impact upon the City and need to be considered. Sphere of influence areas are excellent examples for most cities. While the City of Canyon Lake's sphere of influence is coterminous with its boundaries, there is still an "Area of Interest" to be considered. Areas of interest are not future incorporation lines but represent the area adjacent to a community that can have an impact upon the community, or area areas that the residents identify with that hold potential for future incorporation.

Regional Role: While the General Plan sets out local policy it is important to bear in mind that the community operates within a regional framework as well. Some issues facing the community such as air quality, noise, traffic and waste management have both local and regional components. The function of the General Plan is to integrate the values and interests of the City of Canyon Lake with those of its neighbors, Riverside County, and the region. The Plan must establish a forum for the discussion and resolution of issues beyond the control of the City alone and encourage involvement and resolution by multiple jurisdictions.

Interagency Communication: The General Plan recognizes the need for considering the affects that actions may have on other jurisdictions. It similarly acknowledges that actions by others will affect the City. Therefore, the Plan recognizes the need for ongoing dialogue between Canyon Lake and other cities and agencies.

H. GENERAL PLAN AS A MANAGEMENT TOOL:

The General Plan typically presents strategies that are geared for long range implementation. Most plans are able to project long term actions for land use, circulation and housing aspects since an abundance of developable property may exist within the corporate or sphere area boundaries. The City of Canyon Lake is somewhat unique in that the bulk of its available lands are built out or limited in use due to restrictions and covenants. Therefore, the General Plan recognizes that strategies for maintenance and reuse of lands should be implemented.

The Plan must address various time frames such as the immediate, intermediate and long term. Strategies identified by the implementation and monitoring portion of the plan provide the flexibility. The strategies and Plan are subject to modification to meet changing community circumstances.

CHAPTER TWO:

■ AUTHORITY AND PROCESS ■

I. GENERAL PLAN AS AN ENVIRONMENTAL RESOURCE:

Incorporated within the Plan appendix is an environmental analysis. This analysis assesses the impact of the General Plan document upon the existing environment by analyzing the effect of its long term policies. This analysis also establishes an information source regarding the existing and projected living environment.

Impacts created by the total build out of the land uses identified by the Plan are assessed in the environmental appendix. Thus, the data base generated serves as a basis to assist in later environmental actions and decisions.

J. INTERPRETATION OF GENERAL PLAN:

The geographic area of the General Plan is identical to the legal description approved by LAFCo as a portion of the City of Canyon Lake incorporation resolution. The land use pattern established by the plan may be subject to some interpretation. Where an uncertainty exists, the following criteria should be consulted to resolve those uncertainties.

- Boundaries between land uses shall be presumed to be at the center line of streets where streets are evident.
- Boundaries shown to approximate or follow section, half-section or quarter section lines or township and range lines will be considered as following such lines.
- Boundaries approximating lot lines shall be construed as following such lines.
- Boundaries approximating the centerline of natural streams, creeks or drainage courses shall be considered as being coterminous with the centerline of such features and shall adjust with the natural change in course whenever such shall occur.
- Boundaries that seem to follow topographic features such as ridgelines shall be construed as lying along that line as defined by analysis of the topographic relief map of the USGS Quad in which the property lies.

K. AMENDMENT AND MONITORING OF THE GENERAL PLAN:

The General Plan is not a static document. It is intended to address the vision of the community through reasoned strategies. Factors which affect the community change over time. Therefore, the General Plan must remain responsive to those changes in vision and direction in order to stay current.

CHAPTER TWO:

■ AUTHORITY AND PROCESS ■

State law provides that required elements of a General Plan may be amended no more than four times in any calendar year. Requests are typically compiled and consist of several changes consolidated into one amendment. Amendments may be initiated by the council or by any citizen. Amendments may be textual and/or map related. Amendments are approved by resolution of the City Council following public hearing and analysis of impacts. Amendments are processed and reviewed according to CEQA, State Planning and Zoning Law, and local statute implementing state requirements.

State law also requires that communities review capital improvement programs and plans for consistency with the General Plan before implementing such improvement plans. The General Plan serves as its own measure for implementation.

The Planning Agency is required to annually review the General Plan and provide a report to the legislative body as to the progress of implementation. CEQA legislation requires that the City establish a mitigation monitoring plan for project impacts. The MND for the General Plan prescribes mitigation for the plan. An annual evaluation should include a review of mitigation criteria.

CHAPTER THREE

LAND USE ELEMENT

CHAPTER THREE:

■ LAND USE ELEMENT ■

INTRODUCTION

The Land Use Element of the General Plan offers the community the opportunity to identify the organization and intensity of land use. The land use element represents the City's fundamental land use policy making tool. Canyon Lake's approach in defining acceptable land uses is to provide and maintain an inventory of land uses that provide diverse economic, social, cultural and recreational opportunities for residents. These selections reinforce the most expressed desire of the community which is retaining the characteristics of the community which make it a desirable place to live.

The land use map as a graphic conceptualization of the General Plan represents the policies and strategies contained in the plan. The map and text used in concert aid decision makers to determine consistency of development proposals with the Plan.

The land use map is the most visible of the General Plan components. Its usefulness is enhanced by the incorporation of symbols, textual information, abbreviated data, boundary lines, density and intensity information that in simplified terms aids civic leaders and citizens to understand the intentions of the plan.

The General Plan recognizes that there exists a hierarchy in land use policy. This hierarchy exists so that decision makers can move from the general to the specific in consideration of development requests. Recognition and understanding of the multiple layers assists persons seeking approvals for land use projects to prepare better proposals. While the hierarchy exists, there is a real sense in which they are overlapped and interdependent.

HIERARCHY OF LAND USE

General Plan Land Use Plan
Specific Plans
Zoning Map and Text
Site Plans

State Law requires General Plans and Zoning to be consistent. Consistency must extend between the mapping and textual content of both plans. The General Plan map which accompanies the plan document has been based upon the original zoning map of Riverside County developed for the Canyon Lake Zoning District. The community began as a series of subdivisions prepared consistent to the zoning district. Several changes to zoning have occurred over the intervening years. The land use plan established by this element is intended to bring both plans into consistency and set the baseline on which future decisions can be based and evaluated.

The land use policy represented by this element supports and promotes the City's Vision Statement as related in Chapter Two of the General Plan.

CHAPTER THREE:

▪ LAND USE ELEMENT ▪

LEGAL BASIS

California Government Code Section 65302(a) specifies that the community general plan shall contain a land use element. *[See appendix for detailed requirements]*

RELATIONSHIP TO OTHER ELEMENTS

The land use element serves as the road map of development. The element places land use in relationship to public and private circulatory routes that serve the community to insure that intensity and density of use can be accommodated by those routes. This relationship allows communities to assess the impact of a proposed use upon the street system in place and determine improvements needed to serve the land use or place limitations on the use requested to be compatible with the street system.

The land use element reflects a relationship to the safety considerations of the community. Conditions such as flooding, seismic zones, areas subject to liquefaction, unstable slope areas, and high fire risk areas can be reflected in the land use text and upon the map. The designation of lands in differing intensities of permitted development and/or lot sizes helps to reduce the population levels exposed to these potential hazards.

Similar to the relationship of the land use element to the safety element is its relationship to the conservation and open space elements. The protection and preservation of open space for recreational and species/habitat purposes are central issues in the community planning considerations. The land use element text and map address locations and policies related to support of the policies and strategies of the other two elements.

Some forms of land use are sensitive to noise generating uses. The noise and land use element relationship helps to identify those sensitive uses and formulate policy and location criteria that aids in their protection. When new sites are being sought for a sensitive use, the land use element can offer general guidance in the selection process.

Lastly, the housing element and the land use element work in concert to provide community residents and prospective residents a sense of economic security by providing systematic districting of residential uses. Land is designated for residential development only and seeks to define density characteristics which support a variety of housing opportunities consistent with identified community vision.

Thus, one can see from the relationships cited here that the General Plan is an integrated plan for the community's future.

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■ LAND USE ELEMENT ■

RELATIONSHIP TO COMMUNITY

Master Plan and CC&Rs

The development of Canyon Lake has been discussed and cited several times previously in this plan. It can not be overemphasized that Canyon Lake does not represent the typical municipal form in Southern California, nor for that matter Riverside County. The community is an incorporated entity structured around private, gated residential areas. Recreational parks, water use, and social centers are restricted to resident and invited guest usage within the gated community. Commercial areas are located exterior to the community gates to serve residents and the general public. All land use and community activities are subject to covenants, conditions, and restrictions (CC&Rs). These controls offer the ability to preserve the small town community atmosphere sought by the residents.

As noted, the community was developed subject to then prevailing land use and zoning laws and designations existent in the county. The community development patterns were established by these early approvals and have been fixed through years of application and adherence to these rules and the CC&Rs. The location and density of development was predetermined at the time the City incorporated.

Upon incorporation, the City adopted the land use policies, zoning regulations and ordinances of the County as its regulatory base until such time as the City should seek to replace those regulations. Incorporation of the community was not a result of dissatisfaction with those patterns, designations or community design, but may have been a result of the means by which those codes had been applied or implemented. In short, home rule was needed to preserve the focus and lifestyle of the community.

The quality of life in any community is a function of the people who live there and the community design which places them in contact with their environment. The natural setting of the City is unmatched anywhere in the region. The community has an active property owners' association and qualified professional management organization, as well as an elected Council and professional City staff. Many City services are contracted including fire, police, planning, building, engineering and waste disposal.

COMMUNITY ISSUES AFFECTING LAND USE POLICY

Community surveys and interviews conducted during the visioning process of the general plan identified common concerns or issues which affected the community vision of its future. These issues are not unique to Canyon Lake, and in some degree are existent in all communities. These issues help to form the focus for the discussion contained in the land use element.

**Growth
Regional Role
Fiscal Responsibility
Protection of Community Integrity
Cultural/Social Opportunities
Aesthetics
Conflict Resolution
Housing Opportunities**

FIGURE LU-1

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■ LAND USE ELEMENT ■

While it appears that duplication of efforts would occur from having two decision making authorities, meeting the citizens needs in distinct areas is the general rule and focus of each. There is no question that the division of power is not always clear, but the general cooperation of the entities ensures reasonable compromise. The Council and Association concur in observing and maintaining the land use design and implementation factors that make the community the highly desirable place to live as identified by previous community surveys and interviews.

The City is nearly built out. Land use changes in the future will be primarily restricted to considerations of intensity of commercial, office and service uses to meet community needs; redefinition of appropriate land uses within the commercial centers; implementation of transit supportive uses; and intensification of certain existing residential uses when redevelopment of these sites is expected. Given the limited availability for intensification of properties within and under the umbrella of the CC&Rs and the predetermined density of the subdivision master plan and zoning, significant growth is not anticipated. Properties not within the gated portion of the community offer the City better options, however these are restricted because of access and topographic issues.

The primary focus of the General Plan land use element is to organize land use policies in a way that preserves the character of the community, protects existing neighborhoods, and best supports a viable community. This concept of the community is reflected in the land use strategies which implement the community vision statement.

Since the general plan projects land use patterns well into the future, some increased intensity can be expected over the term of the plan. Such intensity possibilities have been considered in constructing this plan. The City's direction is to retain density within pre-approved residential areas and to consider intensification in commercial areas.

Regional Relationship

Canyon Lake recognizes that it is not an isolated community, but is part of a larger regional planning forum and shares mutual concerns with that region. The City actively participates in regional affairs working through both the sub-regional (WRCOG) and regional (SCAG) councils of governments to address issues. Regional issues such as air quality, water quality, and congestion management programs are underlying issues to the development of the long range community plan.

While regional problems and issues require regional solutions, the City insists that local interests be protected and that regional solutions not ignore local conditions. The City supports regional land use solutions that provide for equitable allocation of benefits and impacts between jurisdictions. The community land use plan extends that philosophy to the community neighborhood level.

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Much of what is approved at the regional level is dependent upon the information prepared by participating communities. It is imperative that the City not just participate in the information loop, but must actively monitor and comment on the conclusions and directions the regional entity reaches.

Land Use Plan

The General Plan land use plan is based upon the Riverside County Zoning Code and Canyon Lake Zoning District map adopted when the community master plan was first approved. The land use plan reflects currency with the changes of zoning completed through 1992 establishing Natural Recreational Areas Zone (N-R) and all previous adoptions by the county. The information box to the right reflects the comparison between the land use element and zoning for consistency purposes. This listing is intentionally broad in its approach since the general plan must be general in nature. In using this data one must refer to the adopted land use code of the City for specific development standards applicable in that zone.

Waste Management Areas

The community contains no locations for development of solid or liquid waste disposal sites. Waste management sites, other than low profile recycling facilities customarily provided within commercial land use sites, are not consistent with the preservation and enhancement of the reservoir and water quality maintenance. Curbside recycling efforts in curb side bins are considered compatible with all residential land use categories and active recreational areas.

<i>LAND USE DESIGNATIONS</i>	
<i>General Plan</i>	<i>Zoning</i>
<i>RESIDENTIAL</i>	
Very Low Density Residential (VLDR)	R-A-2 ½
Low Density Residential (LDR)	R-1; R-T
Medium Low Density Residential (MLDR)	R-R
Medium Density Residential 5000 (MDR)	R-2-5000
High Density Residential (HDR)	R-3
<i>OPEN SPACE</i>	
Natural Recreational Area (N-R)	N-R
Golf Course (OS-GC)	R-1-20*
Water Areas (OS-W)	W-1
Parks (OS-P)	Varies by location
<i>COMMERCIAL</i>	
General Commercial (G-C)	C-P
<i>CONTROLLED DEVELOPMENT</i>	
Controlled Development (C-D)	W-2
<i>MIXED USE</i>	
Mixed Use (MXU)	R-R

FIGURE LU-2

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▪ LAND USE ELEMENT ▪

Flooding Areas

The safety element has identified areas within residentially and recreationally designated properties which abut the lake surface which may be inundated during the 100 year storm. These areas include rear yards of the residential lots and open areas on the recreational use lots. These areas are generally limited to accessory structures and uses. The land use element recognizes these areas as within flood prone areas but allows usage consistent with appropriate building practices and FEMA regulations.

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■ LAND USE ELEMENT ■

TABLE LU-1

GENERAL PLAN LAND USE DESIGNATIONS

DESIGNATION	INTENSITY OR DENSITY	ACRES	POPULATION EXPECTATION	DESCRIPTION
RESIDENTIAL		1425.1		
Very Low Density Residential (VLDR)	0.4 dwelling units per/acre. Minimum lot size 2½ acres	113.7	1 person per/acre	The Very Low Density category provides for large single family homes with large estate lots with a rural orientation offering ranchette style living.
Low Density Residential (LDR)	6.05 dwelling units per/acre. Minimum lot area 7,200 s.f. standard home; 7,200 s.f. trailer sites	1301.4	16.3 persons per/acre	The Low Density category provides for single family detached homes on medium to large size lots in a typical urban setting or neighborhood, or residential trailer units on individual lots within a mobile home estate area.
Medium Density Residential (MDR)	8.7 dwelling units per/acre. Minimum lot size 5,000 s.f.	2	23.5 persons per/acre	The medium density category provides for apartments or condominium living on limited sized lots.
High Density Residential (HDR)	18 dwelling units per/acre. Minimum Lot size of 7,200 s.f.; Floor Area to lot ratio of 2:1.	8	48.6 persons per/acre	The high density category provides high density apartment and/or condominium residential units within specifically designed project locations
OPEN SPACE		1304		
Natural Recreation Area (N-R)	Minimum area designated by special suffix	800	No permanent residences permitted	This category is intended to protect and preserve natural resources while allowing some areas to be developed as recreation uses that do not degrade the natural resource.
Golf Course (OS-GC)		70	Limited non-residential facilities permitted accessory to the golf course	This designation provides for the development of a community golf course with accessory use such as club house facilities, maintenance areas, snack bar facilities, practice areas and expanses of natural vegetated areas.

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DESIGNATION	INTENSITY OR DENSITY	ACRES	POPULATION EXPECTATION	DESCRIPTION
Water Areas (W-1)		370.7	Non-residential facilities related to water recreational sports; pleasure uses on limited scale	This designation includes all water filled areas of the reservoir site and its tributary streams and is intended for water recreation uses in defined areas and flood control areas.
Parks (OS-P)		63.3	Development of structures whose primary use is recreationally oriented.	This designation preserves and provides for various recreational areas within the community including recreation centers, active park sites, equestrian facilities, passive open areas.
COMMERCIAL		24.5		
General Commercial (GC)	Floor area ratio of 0.50	24.5		The purpose of the general commercial category is to provide areas for the location of retail, general services and office uses serving the community and adjacent communities. Typical uses include retail stores, service businesses, restaurants, automobile services, home improvement centers, super markets, professional and business offices, financial institutions, health care facilities, and boat and recreational vehicle sales and services.
CONTROLLED DEVELOPMENT		1.2		
Controlled Development (CD)	Determined by special design plan	1.2		The purpose of the controlled development areas are to limit intensity of identified uses within the designation consistent to site conditions that preclude maximum development.
MIXED USE		96.1		
Mixed Use Development	FAR 0.50 DU/Acre 2.0	96.1		The purpose of the mixed use designation is to establish a mix of uses upon properties subject to a planned development land use permit.

Source: Canyon Lake General Plan 1995

Note: In establishing the categories contained in the land use matrix above, the City has been guided by the need to design a system of designations which offer a clear indication of the existing city development while providing a fairly homogenous system for future growth. Residential densities are fixed.

CITY OF CANYON LAKE GENERAL PLAN

Adopted By: City Council Ordinance No. _____ Date: _____
Prepared By: Hogle Ireland, Inc.
1/30/86

LEGEND

USE	ACRES	DESCRIPTION
RESIDENTIAL-DENSITY (dwellings per acre):		
VLDR Very Low (0.4 dws/ao)	113.7	Large single-family dwellings on 2-1/2 acre minimum estate lots in a rural setting.
LDR Low (6.05 dws/ao)	1301.4	Single-family detached dwellings on 7200 square foot minimum lots or mobile homes on 7200 square foot lots in a mobile home estate area.
MDR Medium (8.7 dws/ao)	2	Apartments or condominiums on 5000 square foot minimum lots.
HDR High (18 dws/ao)	8	High density apartments or condominiums on 7200 square foot minimum lots in specifically designed areas.
OPEN SPACE:		
OS-NR Natural Recreation	500	Natural resource protection/preservation and compatible recreation uses.
OS-GC Golf Course	70	Golf course and non-residential accessory uses.
OS-W Water Area	370.7	Flood control, reservoir and water-related recreation uses.
OS-P Park	63.3	Active/passive community recreation uses.
COMMERCIAL:		
GC General Commercial	24.5	Retail, office and general service uses serving the community and vicinity.
CONTROLLED DEVELOPMENT:		
CD Controlled Development	1.2	Special site conditions limit appropriate uses to less than maximum build-out.
MIXED USE:		
MXU Mixed Use	96.1	Commercial, service and residential uses in combination.
CIRCULATION:		
====	Mountain Arterial	Railroad Canyon/Goetz Roads 110'-120' right-of-way (all other streets are private).
CITY BOUNDARY:		
	Boundary	2680 4.5 square miles

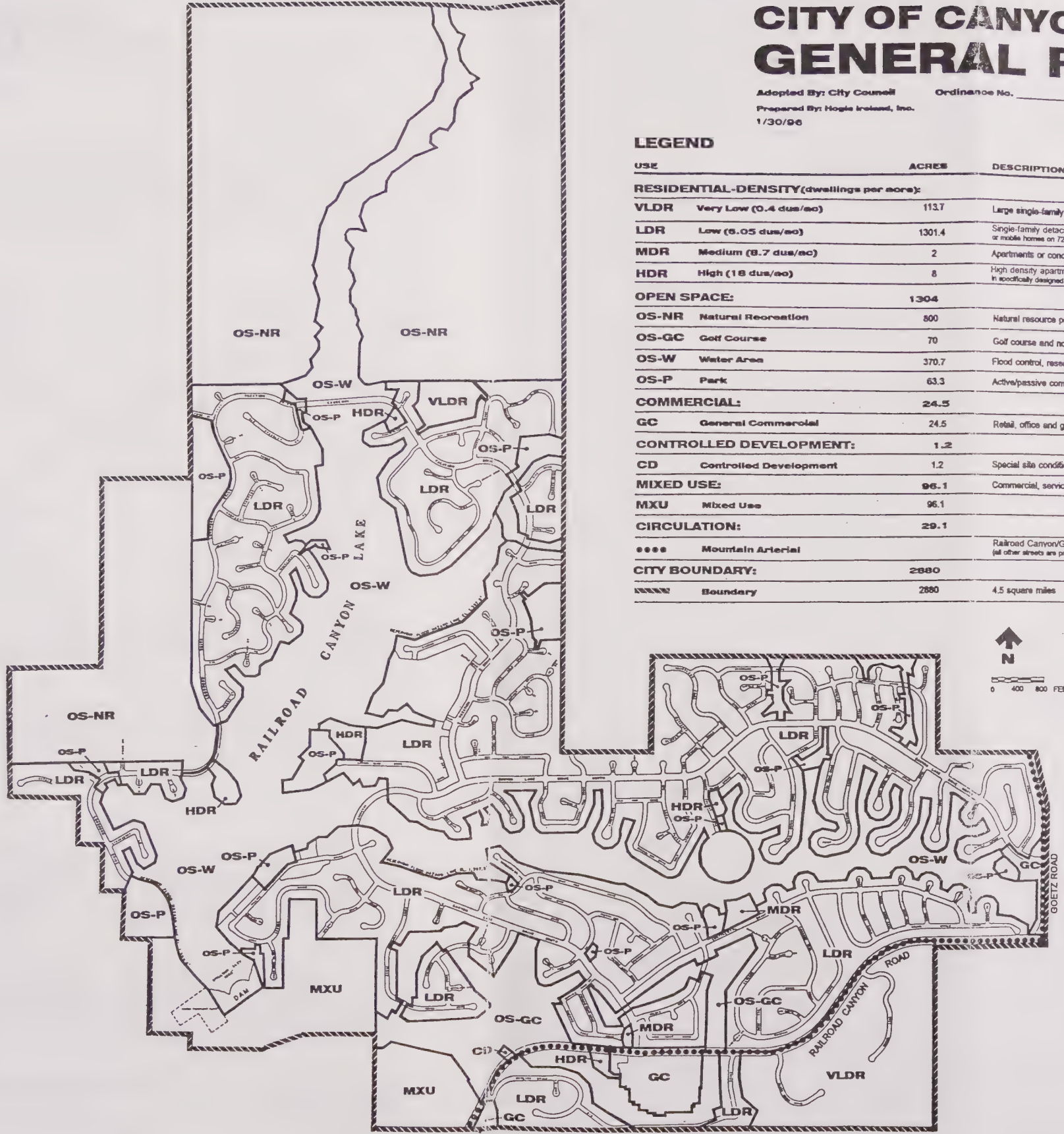


Figure LU-3
LAND USE MAP

CHAPTER THREE:

■ LAND USE ELEMENT ■

Timber production

There are no harvestable forest areas within the community. The City maintains a policy of the preservation of riparian vegetation areas, particularly those with good habitat potential. Throughout the community are found excellent individual ornamental specimen trees which add to the aesthetic value of the community and are not timber prospects.

Relationship to abutting jurisdictions

Figure LU-3 provides the context of surrounding communities and project areas which the City is aware of in defining its land use plan. These projects are briefly identified here by jurisdiction so that the compatibility between jurisdictions can be seen.

Lake Elsinore: The City of Lake Elsinore abuts Canyon Lake along its westerly and southerly boundaries. The community has incorporated large tracts of land for future development. Two major specific plans, Cottonwood Hills and Tuscany Hills are in various development stages. Their proximity to Canyon Lake offers opportunity for raising the commercial client base in Canyon Lake and supports the capture of certain retail and service uses to serve the expanded base.

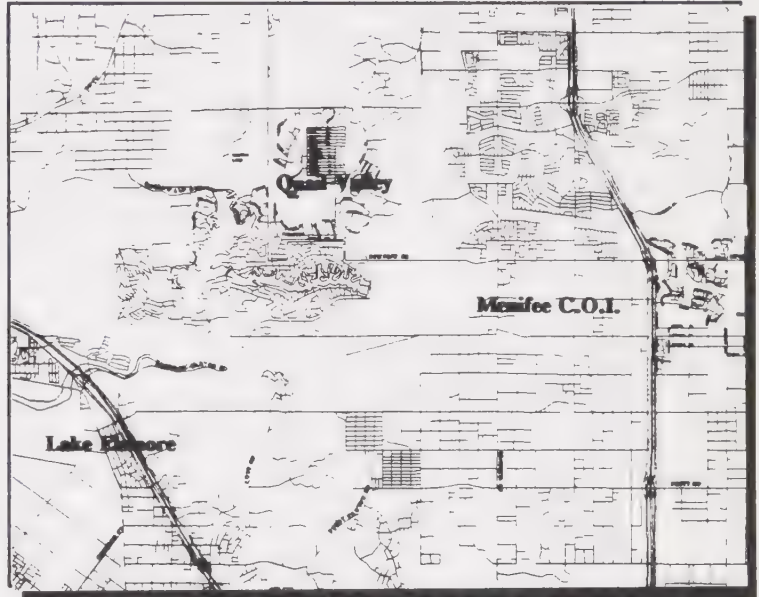


FIGURE LU-3

Riverside County Communities

Quail Valley:

This county community area lies northerly of the City of Canyon Lake. Because the roadway conditions of Goetz Road are more favorable to the south toward Canyon Lake, an expanded client base for commercial and service uses may be possible to meet resident needs.

Menifee Valley Community of Interest:

The Menifee Valley Community of Interest was established by the Riverside County Local Agency Formation Commission in March of 1994. Communities of interest are large areas of unincorporated land

CHAPTER THREE:

■ LAND USE ELEMENT ■

which are placed in this designation as a means to preserve their existence while potential incorporation analysis is completed. During the defined time period, cities cannot annex this territory. As established, the community of interest for Menifee Valley contains 40 square miles. This area is contiguous to the City along its eastern border. The Menifee community has a full mix of commercial, residential and open space uses.

Audie Murphy Ranch:

This county area is a master planned community abutting Canyon Lake on the City's southeasterly boundary. As was the case for the City, this project has been approved as a master planned community with a variety of uses within. While it is the intent of the master plan to create a self sufficient private development, opportunity exists for Canyon Lake to capture some retail and service business from this segment of the population. The Audie Murphy Ranch Specific Plan is actually a part of the Menifee Valley Community of Interest.

Capacity and Population

The City contains 4.5 square miles. Fifty-one percent (51%) of the land area is given to residential uses at varying densities. Forty-six percent (46%) is in open space recreational uses and natural conditions. Two percent (2%) is in golf course restricted use. Only one percent (1%) of the community land area is given to commercial uses. The latter is an extreme imbalance compared with most communities and adds to the City's difficulties in generating sufficient revenue from taxable sales. Some vacant properties outside the gated portion of the community but within the corporate boundary presently bear zoning which allows mixed uses. Portions of these properties may be better suited for commercial development due to their proximity to noise generators and orientation to developed infrastructure.

The Property Owners Association maintains statistics on the build out of the community on a running monthly count. The information box (Figure LU-5) adjoining this paragraph relates development of residential properties through October of 1995. Eighty-three percent (83%) of the approved home sites have been completed through

CANYON LAKE LAND USE ACREAGE	
Residential	1443.5
Open Space	1314.7
Mixed Use	96.1
Golf Course	70.0
Commercial	24.5
Total	2880.0
Source: City Canyon Lake Demographics 1993	

FIGURE LU-4

Residential Construction POA Report	
Built:	3799
Under construction:	21
Vacant lots:	957
Total	4,777
Source: "POA Business" October 6, 1995	

FIGURE LU-5

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this time frame. It is important to note that the build out has been incremental in nature over the life of the community and appears that the same will continue into the future.

The City has experienced generally modest growth annually since incorporation. The rate of growth has been approximately 200 persons per year on an average. The POA statistics show that 3799 residences existed as of 10/95. Estimates related to persons per dwelling unit counts average 2.7 per dwelling unit. This gives a rough population estimate at build out of 12,898. Department of Finance dwelling unit figures relate 2.9 persons per dwelling, which is equivalent to a buildout population of around 13,800.

Population and Housing Summary

The State of California Department of Finance prepares an annual report on population and housing estimates for each city for purposes of subventions and taxation. The following numbers indicate the trend.

1990	1991	1992	1993	1994	2010
0000	9833	10207	10431	10603	13200 est

Source: State Department of Finance E-5 Reports 1990-1994

FIGURE LU-6

Since the community is 83% complete as of 10/95 the likelihood of achieving the high end estimate is remote. For planning purposes a more conservative figure of 13,200 has been ascribed as the mid-point which should serve as the optimum holding capacity of the designated land uses in this plan.

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■ LAND USE ELEMENT ■

GOAL, POLICIES, AND STRATEGIES

POPULATION AND LAND USE CAPACITY

GOAL:

- LUG-1*** **Provide an adequate inventory of designated land uses to contain the future build out population of the community consistent with the community character, as a recreational and social community, and provide for a stable fiscal base.**

POLICIES:

- LUP-1*** **Development projects shall be assessed on the basis of meeting community infrastructure needs and population capacity.**
- LUP-2*** **Preservation of community character shall have precedence in determining land use alternatives.**

STRATEGIES:

- LUS-1*** **Periodically evaluate changing demographic characteristics and ensure programs respond to identified needs to the extent possible.**
- LUS-2*** **Coordinate with adjacent public agencies, special districts and other service providers to ensure necessary and desirable public facilities and services which are responsive to changing needs and values and are provided in such a way which as to limit conflict or duplication.**
- LUS-3*** **Develop plans, programs and facilities which allow for maximum flexibility to meet changing community needs.**

LAND USE

GOALS:

- LUG-2*** **To create an integrated balance of land uses that provides and preserves a high quality of life, is regionally and locally responsive and minimizes adverse impacts within the subregional planning area.**

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- LUG-3** Retain open space land to preserve scenic and natural resources such as hillside views, habitat, species, and cultural resources.
- LUG-4** Set aside natural reserves to preserve endangered species and provide recreational resources integrated with regional plans.
- LUG-5** Take actions intended to achieve a fiscally balanced and stable community commercial district.
- LUG-6** Work with LAFCO, WRCOG, Riverside County, and adjacent communities to coordinate land use decisions which may affect Canyon Lake.

STRATEGIES:

- LUS-4** Maintain a development review process which supports and implements the community vision and character.
- LUS-5** Provide a flexible and diverse inventory of land uses to enhance economic, social, recreational and cultural advantages.
- LUS-6** Create opportunities for residents to interact and help engender a unified community.
- LUS-7** Protect and preserve present neighborhoods while providing enhanced opportunities for housing to meet changing population characteristics.
- LUS-8** Identify and preserve open space resources of value to the community.
- LUS-9** Require development plans within the community to provide recreation areas for passive and/or active uses.
- LUS-10** Coordinate land plans with local, regional, state, and federal agencies to avoid conflicts.
- LUS-11** Consolidate urban uses within core areas to minimize intrusion into natural areas.
- LUS-12** Ensure that the developing land use pattern continues to provide buffers to adjacent communities and enhances the integrity and individuality of Canyon Lake and its surroundings.

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- LUS-13*** Evaluate the distribution and intensity of retail and service uses to insure the optimum mixture to support community residents' needs.
- LUS-14*** Develop incentives for redevelopment and intensification of retail tax generating uses to serve community and regional needs within commercial districts.
- LUS-15*** Review and comment on all plans for development within the area of interest prior to adoption or approval by the regional or subregional entity.
- LUS-16*** Monitor activities of abutting local governments, special districts, state agencies, water and utility agencies and federal agencies with respect to potential impacts to Canyon Lake.
- LUS-17*** In order to protect community integrity, provide for housing opportunities and develop a stable fiscal base.

CHAPTER FOUR

CIRCULATION ELEMENT

CHAPTER FOUR:

■ CIRCULATION ELEMENT ■

INTRODUCTION

The Circulation Element describes the existing and proposed roadway and transportation system essential to meet the development needs of the community.

The Circulation Element as an infrastructure plan concerns itself with the circulation of people, goods, and utilities. The Circulation Element is correlated to the land use element goals, policies and strategies. The element relates to the housing, open-space, noise and safety elements as well.

No city is an island. Its existence in a regional setting requires that the circulation element be coordinated with adjacent jurisdictions in order to meet regional goals as well as community goals.

LEGAL BASIS

The California Government Code, Section 65302(b) provides the basis for design and development of a circulation element. While this section of the Government Code is the only section directly related to circulation elements of General Plans, other requirements affecting roadways are provided within state law and regulations as well as regional and subregional plans. When considered in the broader sense, the necessity to insure consistency in roadway designations between municipal jurisdictions and the unincorporated areas becomes critical if the goals and strategies for communities and the region are to be met.

RELATIONSHIP TO OTHER ELEMENTS

As indicated above, the circulation element bears close relationship to other elements of the General Plan.

The designed street system must be capable of meeting the anticipated long range traffic capacity resulting from the location of various uses. Existing infrastructure can dictate locations of certain types of uses. Densities and intensities of uses may be limited by the circulation system.

A properly designed circulation system provides increased abilities for emergency response and disaster preparedness functions. Evacuation routes overlaid to selected roadways aids the community to save or protect its most important asset - its citizens.

CHAPTER FOUR:

■ CIRCULATION ELEMENT ■

RELATIONSHIP TO COMMUNITY

The existing and long range circulation system serving the community has been dictated by previous subdivision and land use decisions implemented prior to incorporation. In a very real sense, the City has inherited the circulation plan based upon the County General Plan and previous commitments to development in the area.

The community's system of streets was developed in a sequence of subdivision maps. The system consists of three major streets which provide connection to the regional system, a number of loop streets acting as collectors, and a variety of local streets serving neighborhoods. All streets within the gated community are privately owned and maintained by the Canyon Lake Property Owners Association.

The street system serves the community's many varied topographic conditions. All streets are asphaltic concrete paved, however, some residential lots are served by unpaved accessways. Most have curb and gutter along their length. On-street parking occurs within neighborhood streets while major streets have restricted or limited parking along their length.

Canyon Lake's circulation system is functional and adequate to meet the community's designed buildout. The street system is generally well maintained and safe while being aesthetically pleasing to drive.

The community system is also related to the regional system as the following discussion clearly shows.

Regional Transportation Network

Canyon Lake lies midway between two major north-south freeways which provide interstate and intrastate connection. I-15 to the west connects points within the Inland Empire to destinations from the Mexican border to the Canadian border. I-15 connects the Temecula Valley communities to the communities in the western portion of the Inland Empire. I-215 to the east connects to I-15 in the Murrieta area and joins the majority of Inland Empire cities in the eastern portion of the Inland Empire before rejoining I-15 in the Cajon Pass area. These two freeways provide connection to other major freeway components such as I-10, I-8, SR 91 and SR 60. The combined freeways serve as the major commuter links to Southern California work centers. All are divided multiple lane highways and efforts to install high vehicle occupancy lanes continue.

Direct access to the community is provided by subregional transportation links. These links include Railroad Canyon Road, Goetz Road, Greenwald Avenue and Newport Road. Railroad Canyon, Goetz and Newport Roads provide the direct linkage between the I-15 and I-215. Goetz Road provides a link between Canyon Lake and the communities of Quail

CHAPTER FOUR:

■ CIRCULATION ELEMENT ■

Valley and Perris to the north. Greenwald Avenue provides connection from the north community gate to Highway 74 in the county area between Lake Elsinore and Perris near Good Hope.

Figure CE-1 shows the localized roadway system and its relationship. A brief description of the subregional components follows.

Goetz Road:

This roadway provides the link between Newport Road and Railroad Canyon Road to Case Road in the City of Perris. The roadway provides emergency vehicle access from the Quail Valley Fire station to the rural area and to Canyon Lake as backup. The current roadway consists of a narrow two lane blacktop surface with limited lane width and numerous curves and switch backs. The current improvements include two 12 foot travel lanes, minimum shoulders and ditches within an eighty foot right-of-way.

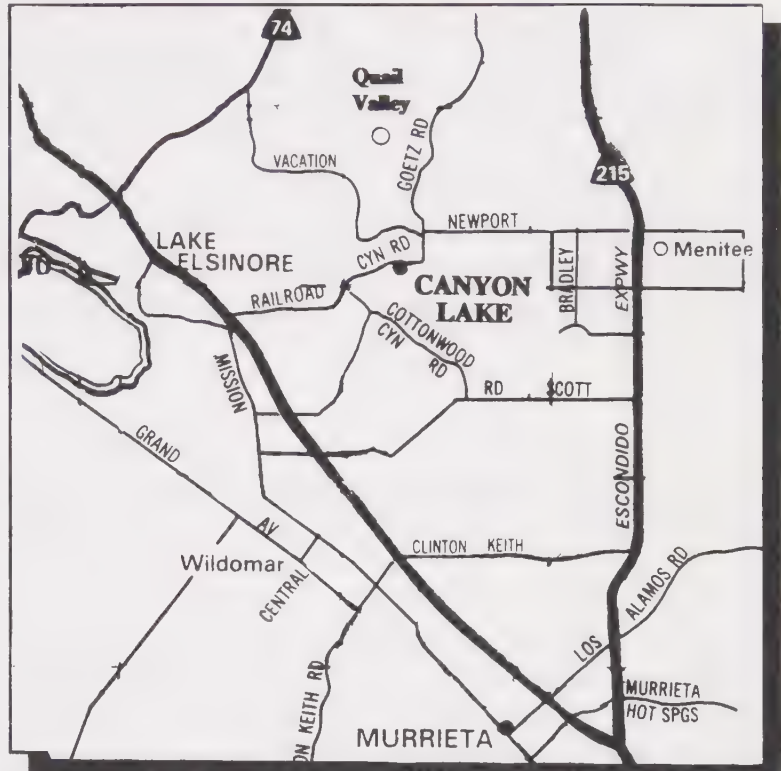


FIGURE CE-1

The Riverside County General Plan has designated Goetz Road as a future mountain arterial highway. This roadway is defined in the County General Plan by a right-of-way of 110 feet in width. The City, however, maintains that a right-of-way of 88 feet is appropriate because of the future road construction realigning Railroad Canyon Road (RRCR) as described below. Multiple lanes, four where feasible, with or without turn pockets and/or medians depending on the actual width, constitute the design of the roadway. This profile allows for expected vehicle capacity while limiting intrusion to natural settings adjacent to the roadway.

Goetz Road forms a portion of the easterly boundary of the City and will provide primary access to future recreational sites to be developed under agreement between the City and BLM as a part of a Recreation and Public Purposes application submitted by the City to the BLM in April of 1995. The nature and importance of Goetz Road may change when the Audie Murphy Specific Plan realignment of Railroad Canyon Road is constructed in the future. The Audie Murphy Specific Plan is in the County area, but requires improvements to the east section of Railroad Canyon and Goetz Roads to mitigate traffic.

CHAPTER FOUR:

■ CIRCULATION ELEMENT ■

Newport Road:

Newport Road provides a direct east-west connection between the City, Sun City and Menifee and the junction with I-215. The current roadway consists of some two lane and four lane segments. An upgrade was initiated in 1994 in the Menifee and south Sun City areas.

Newport Road has been designated as an urban arterial on the County General Plan. This designation is characterized by a 134 foot right-of-way and improvements that include a divided roadway with multiple lanes, turn pockets, and medians. These projected roadway improvements will provide sufficient capacity to meet development well into the next century.

Railroad Canyon Road:

Railroad Canyon Road forms the major transportation connection to Canyon Lake. The road connects with Goetz Road and Newport Road on the east at the City limits and I-15 on the west in the Lake Elsinore area.

Originally this roadway was a narrow, winding, two lane blacktop similar to Goetz Road. It had limited right-of-way and improvements. Primarily because of development pressure created by the annexation and approval of the Cottonwood Hills Specific Plan within the City of Lake Elsinore adjacent to the Canyon Lake community area, expansion of the right-of-way and extensive improvement to the road were needed. Shortly after the Lake Elsinore actions, Canyon Lake incorporated.

The current roadway has been designated as a mountain arterial. This matches the designation of Goetz Road, which Railroad Canyon Road currently transitions into at the east end of the community. The right-of-way designated for the final roadway, however, is 120 feet. Extensive improvements completed as of 1995 provide a limited access, multi-lane, signalized, divided highway from the community main entry port to I-15. West of the City limits, the design approved upon adoption of the Cottonwood Hills plan was a six lane divided highway west of the intersection of Cottonwood Hills Drive and Railroad Canyon Road. Segments of those improvements were in place or under construction when the City incorporated.

The improvements within Canyon Lake extend from the westerly City boundary to Sorrel Lane on the east. These improvements consist of four (4) travel lanes, raised medians, landscaped parkways, and left turn pockets within a 110 ft. right-of-way.

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■ CIRCULATION ELEMENT ■

Greenwald Avenue:

This street crosses a portion of the Summerhill/Tuscany Hills Specific Plan in Lake Elsinore immediately adjacent to the north gate of the City before it turns northerly to intersect Highway 74. The roadway is a two lane rural blacktop with an eighty-eight foot right-of-way. The county plan has designated this road as a major highway with a future right-of-way of eighty-eight feet and potential for four lanes. A portion lies within the Lake Elsinore General Plan area and is designated as a major arterial with standards similar to the adopted County standard.

The roadway provides egress and ingress to community residents and serves as a local area evacuation route during emergencies. Because the roadway is not generally travelled by Lake Elsinore citizens or employees, maintenance needs are most often identified and requested by the City of Canyon Lake.

City Transportation System

The intra-city system of roadways is composed of public and private streets. Only Goetz Road, and Railroad Canyon Road are public, dedicated, accepted and maintained rights-of-way. All other roadways are privately managed and maintained by the Canyon Lake Property Owners Association.

The City was developed by a series of interrelated tract maps, parcel maps and covenants, codes and restrictions. Most of the community has existed as a private, gated community with access to the community provided at staffed entry ports off the three public roadways. All interior streets are private streets and were designed and constructed to meet street section requirements of Riverside County. The interior system consists of local neighborhood streets, collectors and three major streets. Access to the gated portion of the community is through Canyon Lake Drive North, Canyon Lake Drive South and Vacation Drive.

Transit Services

Currently no fixed route transit service is available to the community. The Riverside Transit Agency (RTA) serves the general area but has no established route which serves Canyon Lake. Dial-a-ride service is available through the Sun City system with connection to RTA system fixed service line 27 in Sun City. A trial fixed route line through the community and along the I-15 to Corona experienced low ridership levels and was discontinued in 1994.

As the area surrounding the community grows, greater transit demand will occur. The city has yet to build out and several major specific plans in the immediate vicinity have not developed. It is probable that developments within Lake Elsinore to the west and immediately adjacent to the City boundary will require extension of existing transit services in close proximity to the intersection of Cottonwood Hills Road and Railroad Canyon Road.

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■ CIRCULATION ELEMENT ■

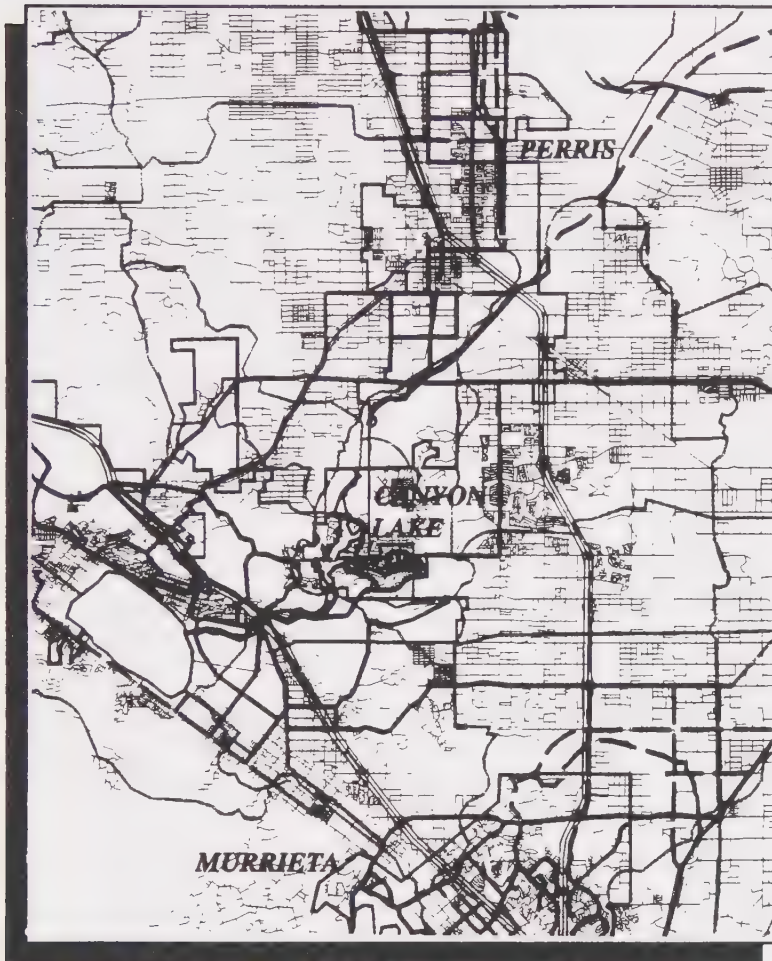


FIGURE CE-2

Public transit service within the gated community may be difficult to establish, manage and control. An internally operated private system utilizing mini-vans may be able to meet the limited needs of the potential ridership in the community. The success of any major service is questionable given the fact that the majority of families in the City own two vehicles and median income levels are significant enough to dissuade dependence on public transit. The community property owners association is interested in establishing some service level and has begun studying the feasibility to initiate a private transit system internally. Alternatively, transit service may be able to be developed through partnership arrangement with Lake Elsinore Transit.

Recreational Trails/Bikeways

Recreational bikeway facilities as described in this element refer to those facilities classed as I, II, or III under accepted and applied Caltrans standards for bikeways.

Class I facilities are stand alone facilities which have a path and right-of-way separate from the street or roadway.

Class II facilities are those which are included in the expanded right-of-way of the street and are striped as separate lanes and signed.

Class III facilities are unstriped, and share the same right of way as all other vehicles .

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A number of regional recreation trails and bikeways are proximate to Canyon Lake. These include equestrian, hiking and bicycle trails.

Regional Bikeways:

The Riverside County General Plan indicates a desire to create a comprehensive system of bicycle trails to serve recreational enthusiasts and commuters. The master plan for bikeway facilities affecting the western portion of the county delineates the location and type of routes to be developed.

As can be seen in Figure CE-2, the following regional routes affect the City. Connection to or extension of these routes is provided for in this element.

- Newport Road- A Class I bikeway facility is programmed along the length of this roadway from Goetz Road to I-215.
- Goetz Road- A Class II bikeway facility is programmed along the length of this road from the intersection at Newport Road to its intersection with the San Jacinto River trail in Perris.
- San Jacinto River Trail- This trail follows the general alignment of the river from Perris Valley and Moreno Valley to Canyon Lake, passing to the west of the community in the Summerhill area. It includes a bikeway facility.
- Railroad Canyon Road- This facility is a Class II bikeway facility extending from the easterly end of the community to the City of Lake Elsinore.
- Greenwald Avenue- This facility is shown to be a Class II bikeway facility from the northerly gate of the City to Highway 74 to the north.

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Community Bikeways:

The community bikeway system consists of Class II and Class III facilities. As shown in Figure CE-3, the primary interior system is Class III, shared on street. Class II facilities are provided along Canyon Lake Drive South, Canyon Lake Drive North and Vacation Drive.

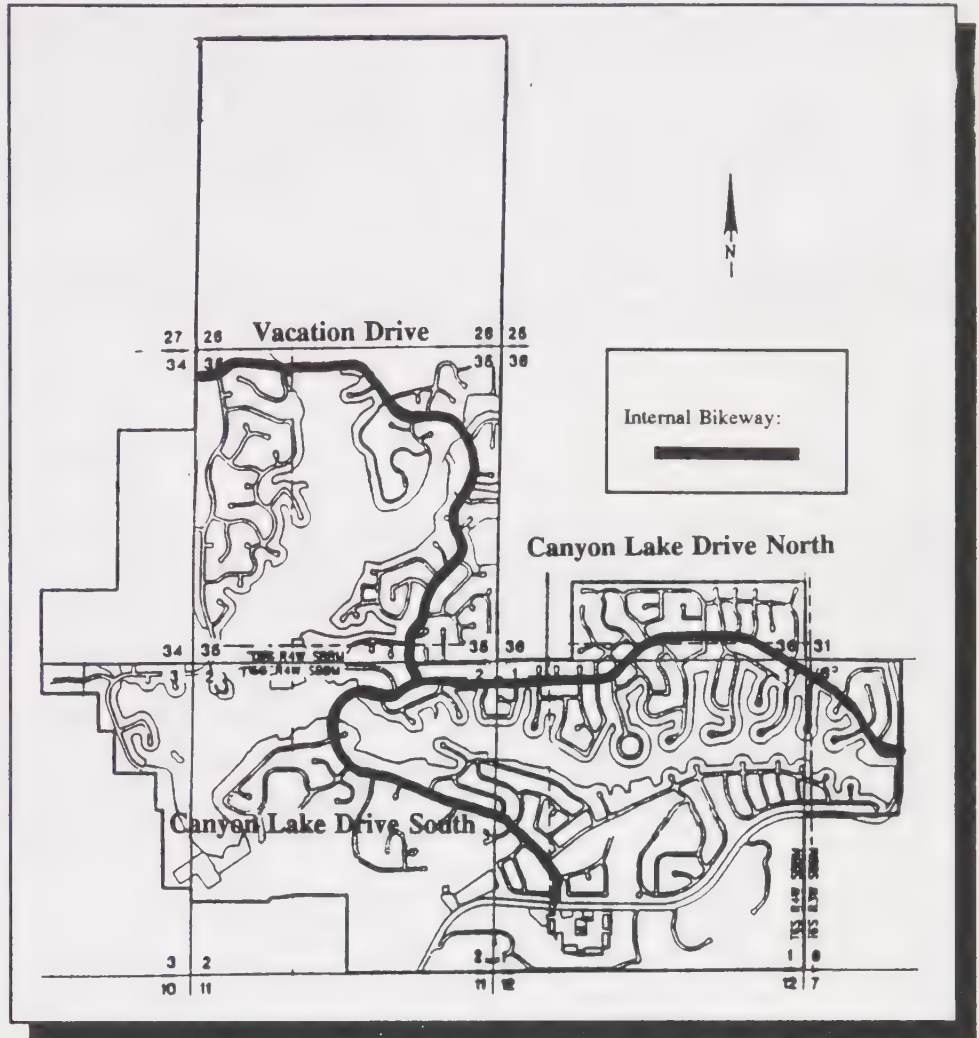


FIGURE CE-3

Equestrian/ Hiking Trails:

Most trails are intended to be multi-purpose. The trails are intended to serve predominantly hiking and equestrian uses although in recent years off-road, non-motorized bicycling has begun to share these facilities as well.

As noted in the discussion related to bikeways, some major facilities are planned throughout Riverside County and are within close proximity to the City. The San Jacinto Trail along the river alignment serves as the regional trail link from Lake Elsinore to Lake Perris and offers opportunities for connection to trails and Idylwild recreation areas also.

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Canyon Lake enjoys equestrian pursuits as a part of the recreational program offerings to the community. The City recognized the value of trail systems and incorporated provisions for access and use within its April 1995 application to BLM for a Recreation and Public Purposes Act lease affecting the south one-half of Section 26 Township 5 South, Range 4 west, SBBM and that portion of Section 34, Township 5 South, Range 4 West, SBBM. lying within the corporate limits of the City.

The City will continue to plan with federal, state, county and adjacent communities for recreational trails and facilities meeting and balancing public need consistent with community vision and security.

REGIONAL INVOLVEMENT

The City of Canyon Lake is an actively participating member in the Western Riverside Council of Governments (WRCOG). WRCOG serves to maintain the subregional planning needs of the multi-jurisdictional area of western Riverside County. The agency serves as a planning agency under the umbrella of the regional council of governments for Southern California (SCAG). WRCOG provides a regional plan which addresses general planning issues only on a broader context than cities do. As part of its responsibility, WRCOG maintains the regional circulation plan, participates in the development of regional transportation plans, serves as the Congestion Management Plan authority and coordinates efforts in these areas among member jurisdictions.

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GOALS, POLICIES AND STRATEGIES:

GOALS:

CEG-1 Provide a system of streets, highways and transportation systems to support anticipated growth within Canyon Lake and the subregional planning area and to support recreational opportunities.

CEG-2 Provide adequate transit services to community meeting work, shopping, medical and recreational needs of the local ridership.

POLICIES:

CEP-1 The City will coordinate with WRCOG, Riverside County and adjacent cities regarding circulation issues affecting the City.

CEG-2 The residents of Canyon Lake should not be subject to a deficit in transit service where unmet needs exist.

CEG-3 Community residents shall be provided opportunities to enjoy recreational trail activities.

STRATEGIES:

CES-1 Maintain active participation on Riverside County Transportation Commission and/or committees which provide major design and allocation of circulation system developments.

CES-2 Define and implement transportation measures to reduce trip generation and provide transportation for all age segments of the community.

CES-3 Define and maintain a level of service on streets and at intersections which is compatible with the regional goals.

CES-4 In order to provide adequate evacuation routes, investigate with adjacent communities the feasibility of development of alternate circulation connections to areas adjacent to the city to support emergency responses, evacuations, and service deliveries as well as to integrate those areas to the community.

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- CES-5*** Participate in the development of a local transit plan in cooperation with transit agencies serving the community to provide transportation for the needs of Canyon Lake residents.
- CES-6*** Develop transit opportunities for the disabled or mobility impaired residents of the community.
- CES-7*** Develop a master plan of trails to integrate hiking, equestrian and non-motorized bicycles consistent with regional trail plans and programs.
- CES-8*** Identify and utilize available transportation funds for development of multipurpose trails.

CHAPTER FIVE

OPEN SPACE ELEMENT

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■ OPEN SPACE ELEMENT ■

INTRODUCTION

The Open Space element permits the City to assess the existing community open space profile. This assessment helps the City to determine the amount and quality of open space present in the community. Further, the City can determine if there is a need for, and the ability to obtain, greater amounts and/or different types of open space to serve the residents of the City.

Open space serves to improve the quality of life in communities, by providing aesthetic, ecological and recreational diversity. These attributes contribute to a unique diversity that has established the City of Canyon Lake as a recreation oriented community.

LEGAL BASIS

California Government Code Article 10.5 specifies an Open Space Plan must be created for each community. [*See appendix for detailed information*]

RELATIONSHIP TO OTHER ELEMENTS

Planning and development of residential, commercial and other uses must be compatible with and be based upon, provision of adequate outdoor recreation opportunities, as well as protection of natural and other open space resources.

Recreation, natural resource and open space areas should be based on planning policies which guide the location of public and private investment, serve as a means for coordinating public facilities and services, and ensure efficiency in urban investments and infrastructure. By deciding which areas and resources are to be protected, the pattern and structure of community development is determined. Protecting these resources promotes and enhances the health, safety and general welfare of the community. By allowing natural ecological systems to function normally, benefit derives to the city by providing adequate and convenient park and recreation opportunities and facilities for the enjoyment of present and future populations.

RELATIONSHIP TO COMMUNITY

The open space use pattern has evolved since the creation of the Canyon Lake private community. The changes in the use pattern have been directly affected by the pace and type of development in the community. The development of the community was atypical compared to other communities in Riverside and Orange Counties. Instead of large developers purchasing and building on large tracts of land, individual lots were sold for

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custom homes. Therefore, the community developed as the individual property owners were inclined to and/or had the economic means to do so.

Shortly after the community was created the open space use pattern consisted of almost no use during the week and heavy use during the weekend. This situation took place because many of the property owners hadn't developed their properties and came out on weekends to use the campgrounds and lake. The growth of the community and the choice for many property owners to live in the community altered the open space use pattern to include greater lake use during the week and increased use during the spring and summer seasons. In addition, there was greater demand and use of the lodge complex, golf course and other facilities. Sections 26 and 34 within the city today, and managed by BLM, were often used without authorization by offroad vehicle enthusiasts for amusement and practice courses.

The increased growth during the 1980's altered the open space use pattern to require improvement of some of the undeveloped park lands. The amount and type of usage upon the lake and golf course facilities intensified. The demographics of the community changed to include more families with young children and thus the open space needs were altered. The open space use pattern for the community continues to fluctuate from season to season and the intensity of use continues to alter from weekday to weekend, though to a lesser extent than during the early days of the community. As the community continues to grow and change, the open space use needs will also continue to change and the balance of the open space types will need to continue to alter to meet those needs.

General land use commitments will influence the varieties and combinations of open spaces needed in the community. The physical environment is a strong dictator in determining the balance of open space types.

The types of open space found and managed within the City, and a brief description of the their purposes, include the following.

Types of Open Space

Outdoor Recreation: Areas which are particularly suited for parks and outdoor recreation activities include those which provide access to water areas, outstanding scenic, historic and cultural resource areas; and areas which serve as links between major recreation and open space reserves, including utility easements, trails and scenic highway corridors.

Resource Production: Areas used for the managed production of resources such as agricultural lands, areas containing major mineral deposits (sand and gravel, etc.), forest lands, rangelands, and sites and corridors for utilities; among others.

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Natural Resource Protection: Areas set aside for the preservation of native plants and wildlife, watershed lands, rivers, streams, lakeshores and their banks, scenic beauty, and areas required for ecologic and other scientific study purposes. This category also includes areas for the protection and management of natural habitats for species identified as unique, sensitive, rare, threatened or endangered or which could become so if timely proactive conservation measures are not implemented.

Public Health and Safety: Areas requiring special management or regulation because of hazardous or special conditions, such as earthquake fault zones, areas with unstable soils, steep slopes, flood plains, groundwater recharge basins, areas presenting high fire risks, areas required for the protection of water quality and reservoirs, and enhancement of air quality.

The City of Canyon Lake currently has each of these open space types within the City. They consist of private parks owned by the Canyon Lake Property Owners' Association, Federal lands regulated by the Bureau of Land Management and the Railroad Canyon Reservoir owned and monitored by the Elsinore Valley Municipal Water District. The following discussion considers the attributes of these open space areas to the community.

TABLE OS-1 <i>City of Canyon Lake</i> <i>Developed Park Facilities</i>	
PARK	ACRES
Diamond Point	0.50
East Port	5.45
Evans Park West	2.48
Evans Park East	2.50
Gault Field	4.13
Holiday Harbor	0.60
Indian Beach	2.75
Lion's Park	0.43
Moonstone	0.57
Roadrunner	0.71
San Jacinto	10.74
Sierra	6.59
Sunset Beach	8.06
Total	45.51

Private Park and Facility Areas

The City of Canyon Lake shares a unique characteristic similar to a small distinct group of cities in Southern California in that almost the entire city is contained within a gated community area. Thus, many of the traditional functions of park and recreation development and maintenance fall to a property owners association. This situation results in most parks being private. In Canyon Lake's situation, all parks, recreation facilities and other community social amenities are private. Such responsibility is defined by Section 11 of the Declaration of Restrictions for Tract 3719, as recorded.

The Property Owners' Association takes responsibility for the development and maintenance of the private facilities. Currently there are 74.83 acres of land intended for use as private park and facility areas. This acreage consists of 28 developed park and facility areas and 16 undeveloped park and facility areas. The private facilities include traditional neighborhood parks,

campgrounds, beaches, trails, athletic fields, dock areas, an amphitheatre, an equestrian center, a lodge and a country club. Table OS-1 provides a partial list of the private park and facility areas. Open space, active and passive, accounts for forty-six percent (46%) of the community.

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Federal Lands

The federal lands within the City, managed by the Bureau of Land Management, consist of 800 acres and are located in two sites within the City. Figure OS-2 shows the locations of the sites. The current legal Township and Range Description is as follows:

Being all of Section 26 and portion of Section 34 in Township 5 South, Range 4 West, San Bernardino Base and Meridian.

The two (2) sites are surrounded by increasing development in the cities of Canyon Lake, Lake Elsinore, Perris and Murrieta and the unincorporated communities of Menifee, Quail Valley and Sun City. The immediate environs are largely rural in character.

The topography of the sites consists of rolling hills with variations due to the presence of a watershed area for the San Jacinto River in Section 26.

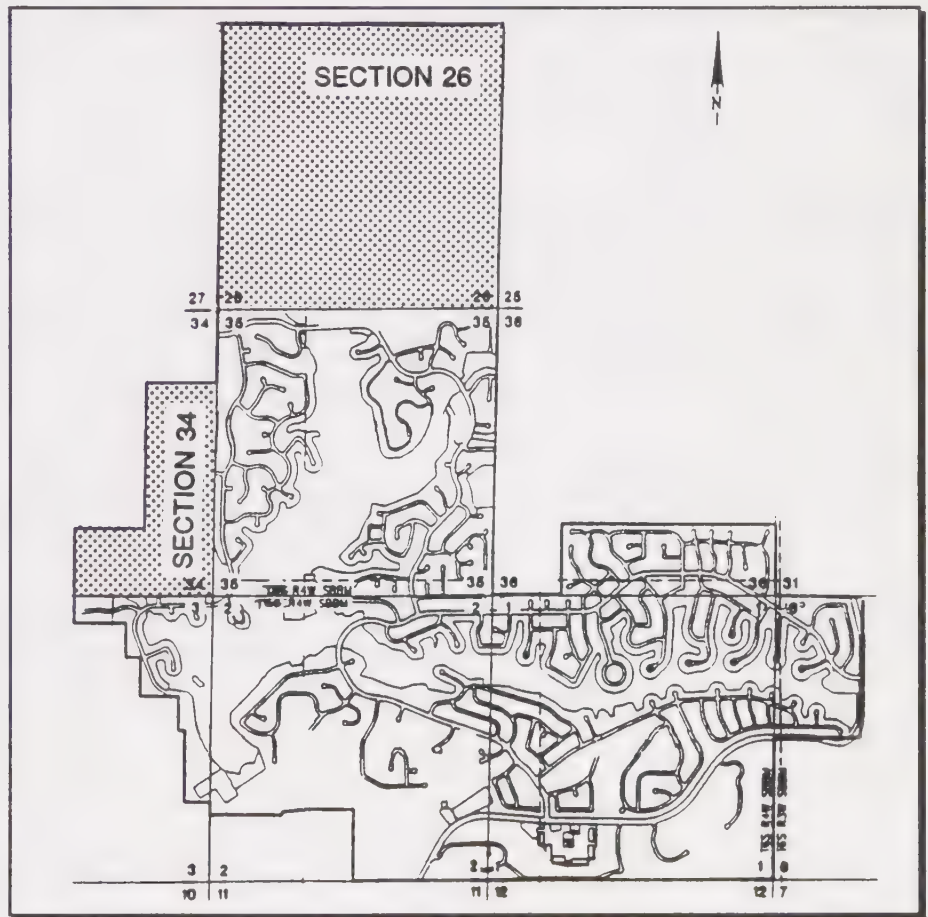


FIGURE OS-1
BUREAU OF LAND MANAGEMENT (BLM) HOLDINGS

The vegetation on both sites consists of scrub and native and non-native grasses. These vegetation classifications provide habitat for a variety of mammals, reptiles, amphibians and birds. Some of these species include designated endangered, threatened or sensitive species as specified by the federal and state acts (e.g. Stephen's Kangaroo Rat, Western Rattlesnake, California Treefrog, California Quail).

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Portions of the two (2) sites have been damaged in the past due to the unauthorized use by off-road vehicles and unregulated campers. The results of such undisciplined use have been scarred hillsides, accelerated erosion and increased turbidity of the San Jacinto River.

Railroad Canyon Reservoir

The reservoir is the most high profile of the open space amenities within the City of Canyon Lake and serves multiple open space purposes. The reservoir provides recreation opportunities such as swimming, boating, water skiing and fishing. The reservoir also serves as a mechanism to monitor the use of water resources for the community and other communities that draw their drinking water from the reservoir. In addition, the reservoir provides habitat for many of the animal and plant species found within the City of Canyon Lake. This prized resource also serves as a part of a greater support area for migratory fowl and game.

Each of the referenced open space varieties contributes to the community lifestyle and forms a basis for long term land use commitment from the City's perspective. Support for and a desire to control these valuable resources resulted in the City preparing and filing an application for Recreation and Public Purposes with the BLM to develop recreational open space uses, consistent with those currently controlled by the city and recognized as appropriate by EVMWD, for the two referenced land sections.

The designation of such uses promotes public benefit in preserving and promoting appropriate uses of valuable recreational open space and habitat. Such practice is consistent with federal, state and regional plans and policies.

Open space within the General Plan study area is a key component of the City's character. Hillsides, unimproved natural open areas, drainage courses and stream areas add to the community appeal and separate Canyon Lake from abutting or adjacent communities.

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GOALS, POLICIES AND STRATEGIES

GOALS:

- OS-1** **Maintain an open space system that conserves remaining natural resources, enhances aesthetic values, and promotes the health, safety and general welfare.**
- OS-2** **Develop, preserve and maintain open space to serve community recreational, cultural and aesthetic needs.**
- OS-3** **Preserve the recreational lifestyle of the community.**
- OS-4** **Provide landscape buffers between land uses and to enhance the community image.**
- OS-5** **Enhance property values throughout the community by ensuring integrity of the existing and proposed open space system.**

POLICIES:

- OSP-1** **Support the system of local parks, facilities and programs to meet the recreational needs of the community.**
- OSP-2** **Cooperate with regional and subregional planning agencies in matters of mutual open space concerns.**
- OSP-3** **Support legislation that provides financing and grants for the development of local open space.**

STRATEGIES:

- OSS-1** **Complete R&PP application processes for BLM owned and managed land to allow managed recreational use.**
- OSS-2** **Develop a master park and trail plan which provides for active and passive experiences for all segments of the community integrated with the regional plans for similar facilities.**
- OSS-3** **Coordinate with special districts, U.S. Bureau of Land Management and water agencies to assure the lake system is maintained in a stable condition physically and environmentally.**

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- OSS-4** Institute system of landscaping and natural open spaces to act as buffers from other developments and adjacent communities.
- OSS-5** Utilize parkways to provide visual relief and aesthetic value within the community.
- OSS-6** Require sensitive ecological areas, steep slopes, and special land form features to be preserved as open space.
- OSS-7** In cooperation with the Property Owners Association, develop a master improvement plan to upgrade, refurbish or reconstruct under-utilized and underdeveloped open space areas throughout the community.

CHAPTER SIX

CONSERVATION ELEMENT

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■ CONSERVATION ELEMENT ■

INTRODUCTION

The physical planning responsibility of every community requires careful identification of resources. In a broad sense, the Conservation Element enables the City to assess the resources available in the community (water, minerals, plant and animal life). Recognizing these resources, the community can propose plans, procedures and design measures to protect those resources it believes essential to defining the community and can provide for the monitored utilization of these resources.

Many natural resources work in concert to achieve a reasonable ecological balance. If certain resources are removed or become extinct the balance of the community eco-system is affected and may have severe consequences on the quality of life economically and aesthetically. In order to avoid adverse impacts, programs providing degrees of conservation, preservation or monitored utilization are necessary to maintain the presence of certain plant and animal species as well as protecting water supply and land.

The Conservation Element developed for the City of Canyon Lake includes, by reference, the historical and technical appendices related to the Canyon Lake area as included in the Riverside County General Plan Conservation Element. The community's element has been prepared to reflect policy and strategy considerations for Canyon Lake while sustaining Federal and State law relating to resource conservation.

LEGAL BASIS

The Federal and State Governments have recognized the need to preserve the variety of resources and ecological systems they form in order to maintain a strong and diverse environment. Federal and State legislation in the field stress protection and preservation as key roles for all levels of government. As an example, the Federal Government has passed legislation (i.e. Endangered Species Protection Act) for the protection of many plant and animal species. The State of California has contributed to the conservation of resources by passing the California Environmental Quality Act in 1970, as well as the state's equivalent of the "endangered species act". Several sections contained in the California Government Code address conservation. Portions of the Resources Code of California also address this important issue.

Government Code Section 65302(d) requires each city and county to prepare a conservation element for inclusion in its General Plan. [*See Appendix*]

CHAPTER SIX:

■ CONSERVATION ELEMENT ■

RELATIONSHIP TO OTHER ELEMENTS

The consideration of natural resources, their location, quantity, quality and method of conservation is necessary in decision making related to land use choices and practice. The Conservation Element provides opportunity to inventory and assess existing water, mineral, plant and animal resources present in the City of Canyon Lake.

By identifying resources of community interest and value, as well as threatened or endangered species, public officials and private property owners may better understand conditions that may affect the use of land and waters. This element provides policy related to the public health, safety and welfare of current and future generations through conservation of the existing, vital resources within the City of Canyon Lake.

RELATIONSHIP TO COMMUNITY

The City of Canyon Lake has a variety of natural resources including valuable water resources, industrial minerals, and diverse plant and animal species. The following provides a general discussion of the resources which can affect the quality of life within the City of Canyon Lake.

Water Resources

The City of Canyon Lake has a variety of water resources located within its jurisdiction. These resources provide the community with drinking water, recreational opportunities and habitat for several plant and animal species.

The Elsinore Valley Municipal Water District has jurisdiction over most of the water resources within the City of Canyon Lake and has developed water conservation, reclamation, quality maintenance and watershed protection plans for these resources. In addition, the Water District is in the process of updating the Water Master Plan and Urban Waste Management Plan. A brief discussion of each resource is provided below.

San Jacinto River

The San Jacinto River Basin is located in Riverside County 80 miles southeast of Los Angeles. This river begins in the mountains above Hemet/San Jacinto and winds its way across major agricultural valleys to Canyon Lake. The river enters the City of Canyon Lake jurisdiction at the northeastern boundary. The flow is impeded by the Railroad Canyon Dam which creates Railroad Canyon Reservoir forming a critical potable water source to the region and master recreation and habitat area. The river continues its flow beyond the dam south and west to the City of Lake Elsinore where the river terminates into Lake Elsinore. This lake was once a natural playa with no outlet. (A playa is a naturally occurring water area having no outlet which acts as a sink.) Water from this lake is released through a

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manmade drainage system connecting with the Temescal Wash, which in turn serves as a major watershed collector for the Santa Ana River. The Santa Ana River flows to the Pacific Ocean.

The San Jacinto River runs underground for many miles, occasionally surfacing. A variety of riparian habitats occur along its length. The river provides the water resource to several aquifers between the mountains and its terminus. It is a major resource in the quality and viability of the Canyon Lake community.

Salt Creek

Salt Creek is a tributary of the San Jacinto River entering the river from the east. The creek also forms an 11,000 foot long, 600 foot wide portion of the Railroad Canyon Reservoir. The creek itself and other drainage courses within the reservoir watershed are relatively minor individually, but in relation to the lake and the City cumulatively provide a natural environmental resource.

Railroad Canyon Reservoir (Canyon Lake)

The Railroad Canyon Reservoir is the central water feature of the City of Canyon Lake. The reservoir provides drinking water, recreational opportunities, vegetation and wildlife habitat.

The reservoir is located at the confluence of the San Jacinto River and Salt Creek and was created as a result of the construction of Railroad Canyon Dam in 1928. The storage capacity of the reservoir, at an elevation of 1380 feet is approximately 11,000 acre-feet.

The Railroad Canyon Dam and Reservoir were originally developed and owned by the Temescal Water Company, which was purchased by the Elsinore Valley Municipal Water District (EVMWD) in 1989. EVMWD is responsible for monitoring the water levels, use and quality of the water resources in the reservoir.

When the community of Canyon Lake was formed in 1968 an agreement was entered into, with the Temescal Water Company which allowed the property owners surface use rights and a guaranteed minimum water level of 1372 feet in the reservoir. Those rights remained in place when the EVMWD acquired proprietary responsibility. In order to maintain the drinking water status of the reservoir the community must observe certain management practices with approval from the water district. Among these are the need to comply with drainage and irrigation standards that control use of pesticides, herbicides and fertilizers within the community area tributary to the reservoir. These controls seek to preserve the water quality of the reservoir thereby enhancing the fisheries, wildlife systems and potability of the resource.

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■ CONSERVATION ELEMENT ■

Another concern relative to the drinking water status of the reservoir has been the ongoing off-road vehicle use on the federally owned (BLM) land in Section 26. This has caused significant erosion and degradation in the area especially adjacent to the water, creating siltation into the reservoir.

Minerals and Soils

Minerals

Mineral resources have value to many industries. The extraction of the minerals is a very disrupting activity for surrounding land uses and may have long term environmental consequences. Of equal note is the fact that these varied resources can contribute greatly to the overall regional and state economy.

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires local governments to address mineral recovery activities through the direct regulation of mining operations, and through planning policies balancing state mineral resources needs with environmental quality. SMARA requires cities and counties to adopt ordinances, conforming with state policy for the review and approval of reclamation plans and permits. The regulations recognize the local jurisdictional right to determine not to permit mining of these resources when the interest of the community in preserving health, safety and general welfare is better served by such policy.

The southwest region of Riverside County has diverse mineral deposits of value to the region. Many mines and quarries continue to operate throughout the region. The City of Canyon Lake currently has no active mining or quarry sites. However, a now abandoned quarry located south of Railroad Canyon Road in the Cottonwood Hills area of Lake Elsinore at one time produced industrial aggregate materials. This site is capable of reuse.

Given the geology of the region, there is every indication that similar materials underlay the community of Canyon Lake. The regional access to these resources is marginal considering the remoteness and topography which would severely limit the economic extraction of these resources. It is anticipated that these sources will remain untapped and preserved in place until it is economically feasible to consider extraction.

The majority of the land within the City of Canyon Lake is residential and recreational open space with a small amount of commercial land. The current use profile of the City is not consistent with the promotion of mineral extraction. Extraction activities would be inconsistent with the goals and strategies set forth in other elements of the general plan, therefore, the preservation of the mineral deposits in place within the City better serves the community and region. This policy is consistent with regional planning concepts and SMARA guidelines.

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Soils

Soils and their potential hazards have been discussed in the Safety Element with regard to seismic activity. A perspective, differing from the Safety Element, but consistent with the legislative intent of this element, is the value of soils as a resource to support agricultural pursuits, habitat for native vegetation and wildlife, and the provision of landscaping in developed areas.

There are a variety of soils within the City of Canyon Lake. Some share common attributes. The soils on the gently sloping hillside areas are not considered very fertile. Soils such as these are not considered prime agricultural land and can support grazing, dry farming crops (citrus, etc.) and development. The soils located along the shores and floors of the San Jacinto River and Railroad Canyon Reservoir contain large amounts of new alluvium, silts and clays. The alluvium and silts are rich in nutrients. The location of the soils along and under the river and lake limit their use to habitat support for riparian and marine vegetation or species. The clays and alluvium have monetary value. The extraction of these resources would result in increased water turbidity and infringe on the recreational opportunity capacity of the lake surface. A detailed map of soil locations and classifications is found in Figure CSE-1.

Because soils provide nutrients and support for both plant and animal species their preservation is integral to the survival of other resources. The open space areas within the city contribute to the preservation of essential soils and the resources dependent upon them. In addition, the review of soils in development areas, prior to initiating development, allows for analysis of specific areas of concern and the employment of techniques to permit development subject to limitations which reduces depletion of the soils and destruction of valuable habitats.

CITY OF CANYON LAKE SOIL CLASSIFICATIONS

ABBREVIATION	SOIL CLASSIFICATION
Aad	Altamont Clay
AID	Arbuckle Gravelly Loam
AuD	Auld Clay
AyF	Auld Cobbly Clay
BfC, BfD	Bosanko Clay
CbF2, CaD2	Cajalco Rocky Fine and Fine Sandy Loam
Cf	Chino Silt Loam
ChD2, CkF2	Cienega Rocky Sandy and Sandy Loam
CrD	Cortina Cobbly Sandy Loam
EcD2	Escondido Fine Sandy Loam
FcD2	Fallbrook Rocky Sandy Loam
FwE2	Friant Fine Sandy Loam
GdD2, GdC, GaC	Garretson Gravelly Very Fine Sandy Loam and Very Fine Sandy Loam
HcD2	Hanford Coarse Sandy Loam
HfD	Hanford Sandy Loam
LpE2, LpF2	Lodo Rocky Loam
MmC2, MmD2, MnD2, Mmb	Monserate Sandy Loam
PsC	Porterville Clay
SsD	Soboba Stony Loamy Sand
TbF2	Temescal Rocky Loam
VeD2	Vallecitos Loam
YsC2, YsE2	Ysidora Gravelly Very Fine Sandy Loam

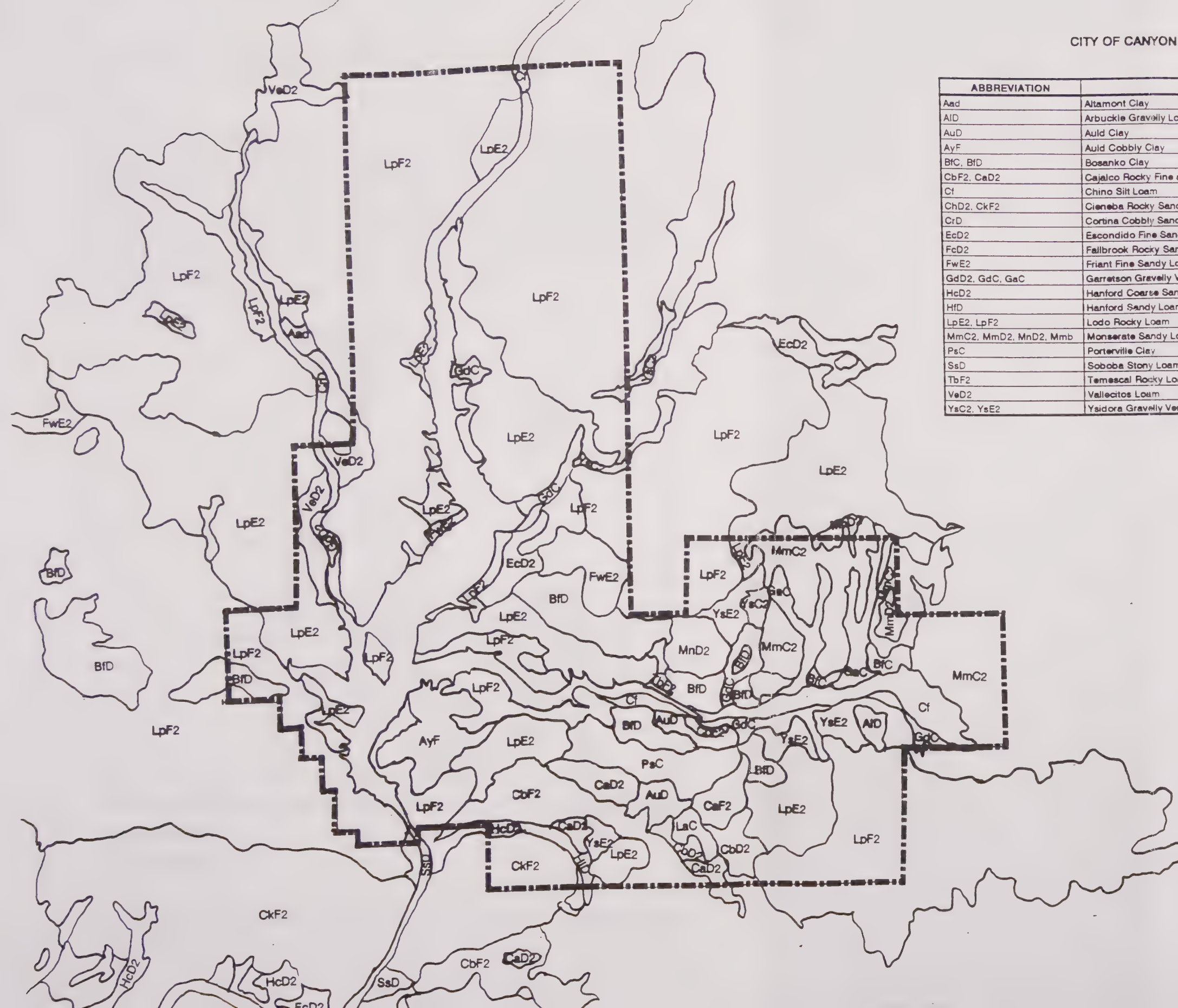


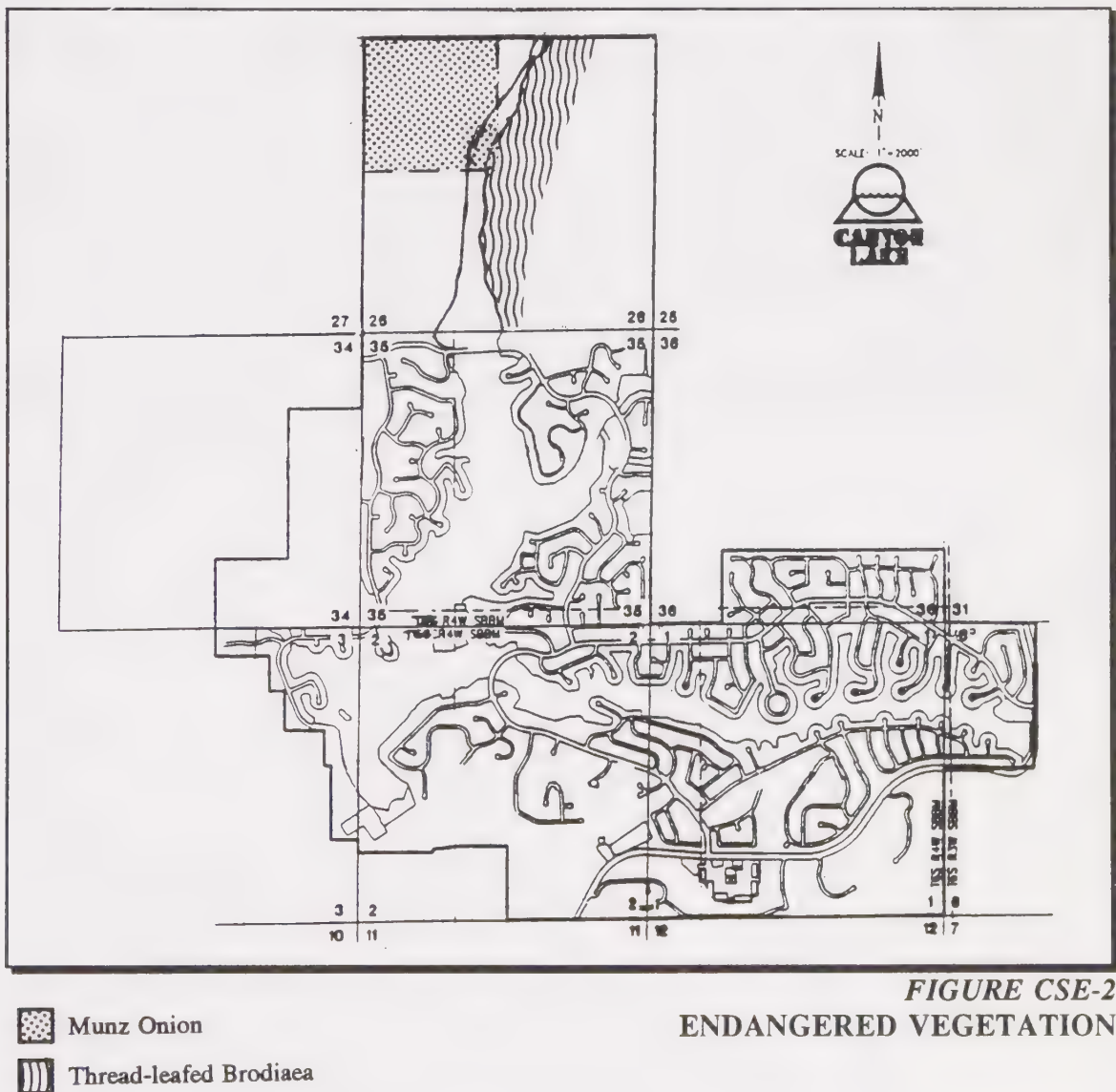
FIGURE CSE-1
SOILS CLASSIFICATION

CHAPTER SIX:

■ CONSERVATION ELEMENT ■

Vegetation

The City of Canyon Lake enjoys a variety of species of vegetation due to the divergent conditions present in the City. The lake and river provide habitat for riparian species and the hillside areas provide habitat for sage scrub, succulents and a variety of indigenous and non-indigenous trees and grasses. Currently, there are two plant species within the City of Canyon Lake that are listed as threatened on the Federal Register. The species are known as Munz's Onion (*Allium munzii*) and the thread-leaved Brodiaea (*Brodiaea filifolia*). Figure CSE-3 shows the area in which the species has been found and detailed information on the species is contained in the Appendices. In addition, the appendix includes a listing of other flora currently found within the City of Canyon Lake.



Wildlife

Wildlife species within the City of Canyon Lake area are diverse in the size, shape, form and differentiation. The species occupying this area demonstrate the ability to adapt to the climatic, topographic and other environmental variants affecting the region. When ecologic conditions fluctuate and affect the various habitats, most species adjust by modifying their form or migrating to new habitat areas. When man modifies the environment, more quickly than the natural forces, various species may not be afforded the time needed to adapt. The result is a manipulation of the environment that can have considerably more intense and lasting influence on the wildlife continuum than many natural systems.

The variety of habitat conditions present within the City of Canyon Lake accounts for the variety of species within the City. The lake provides (1) habitat for water fowl, freshwater fish, freshwater shellfish, (2) a water source for mammals and reptiles in the area, and, (3) a temporary habitat for migratory species. Currently the Stephen's Kangaroo Rat (*Dipodomys Stephensi*) is the only wildlife species within the City of Canyon Lake that is designated as endangered by the Federal Government. Figure CSE-4 shows the areas in which the species has been found and former habitat area for the species. Detailed information on the species and a listing of fauna currently found within the City of Canyon Lake is provided in the Appendices.

Information related to the general region and its species issues are contained within the Environmental appendix which accompanies this plan.

CHAPTER SIX:

■ CONSERVATION ELEMENT ■

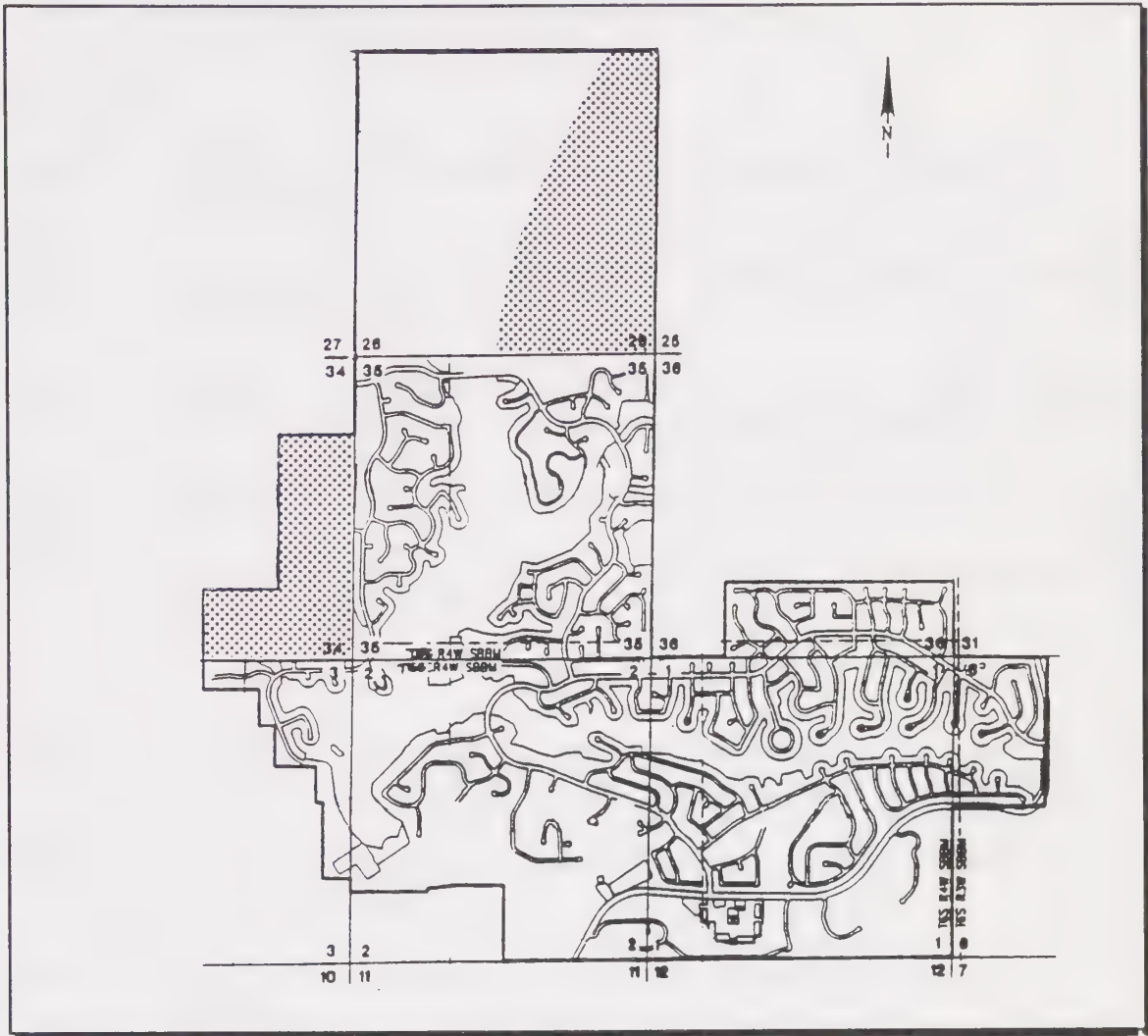


FIGURE CSE-3
ENDANGERED ANIMALS

 Stephens Kangaroo Rat

CHAPTER SIX:

■ CONSERVATION ELEMENT ■

GOALS, POLICIES, AND STRATEGIES

GOALS:

- CSEG-1** **Preserve natural resources within the jurisdiction of Canyon Lake and its Area of Interest.**
- CSEG-2** **Promote efficient use and conservation of energy resources throughout the General Plan area.**
- CSEG-3** **Preserve critical biological resources in place and work to maintain habitat values and biological diversity within the planning area.**
- CSEG-4** **Protect the quality of water resources within the General Plan study area.**
- CSEG-5** **Encourage compliance with State policies regarding protection and extraction of mineral resources.**

POLICIES:

- CSEP-1** Continue to implement the California Environmental Quality Act as the standard for review procedure of projects within the community environment.
- CSEP-2** Provide information and education related to natural resources and the preservation thereof.
- CSEP-3** Require energy conservation measures to be included into the design of new projects.
- CSEP-4** Provide information and education related to energy conservation.
- CSEP-5** Support legislation addressing the preservation of biological resources consistent with community objectives including listings of endangered and threatened species, per the State and Federal Government.

STRATEGIES:

- CSES-1** Provide development incentives for open space values and preservation.
- CSES-2** Ensure that adopted sub-regional programs for waste reduction, recycling, composting and hazardous waste are implemented within the City.

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- CSES-3*** Ensure all new developments and substantial redevelopment projects meet or exceed State energy conservation requirements.
- CSES-4*** Support a recycling plan and program for implementation at the local level in cooperation with appropriate agencies.
- CSES-5*** Work with regional, sub-regional, local communities and/or agencies to establish habitat guidelines for designation, dedication and preservation of species.
- CSES-6*** Work in concert with the Elsinore Valley Municipal Water District and Eastern Municipal Water District to provide citizens with information regarding water conservation and increasing water quality.
- CSES-7*** Provide policy and procedure to address surface mining and reclamation consistent with SMARA (The California Surface Mining and Reclamation Act of 1975) requirements.

CHAPTER SEVEN

SAFETY ELEMENT

CHAPTER SEVEN:

■ SAFETY ELEMENT ■

INTRODUCTION

The Safety Element enables the City to assess the potential risk of natural or man-made hazards and proposes procedures and design measures to reduce personal injury and property damage which may result from a disastrous event. The information contained in this element can also be used to avoid or minimize exposure to potential hazards by providing data and policy input to support the land use decision making process.

The City of Canyon Lake was formerly a portion of the southwest Riverside County planning area. The County prepared a comprehensive general plan including a Safety Element and separate Seismic Safety Element that incorporated the Canyon Lake area. These elements were revised based upon subsequent change to the Government Code which combined these two general plan mandated elements.

The Safety Element developed for Canyon Lake includes, by reference, the historical and technical appendices related to the Canyon Lake area as included in the Riverside County General Plan March 16, 1984. This element has been prepared mainly to reflect policy and strategy considerations for Canyon Lake. This is necessary because of the City incorporation following County General Plan adoption.

LEGAL BASIS

California Government Code Section 65302(g) specifies that the community general plan shall include a safety element.(See Appendix)

RELATIONSHIP TO OTHER ELEMENTS

The consideration of hazards is necessary in decision making related to land use choices and practice. The Safety Element provides a technical synopsis of conditions that can affect those use choices and locations. The element helps decision makers establish acceptable levels of unavoidable risk for community facilities.

The Safety Element, by identifying potential problems and/or hazards, allows public officials, investors and private property owners to understand conditions that may affect liability and consequences of choice. The thrust behind this element is to provide policy direction related to the health, safety and welfare of the community.

RELATIONSHIP TO COMMUNITY

Canyon Lake shares hazard potentials similar to those of other hillside communities in Southern California. Typically potential hazards include wildland fires, seismic related groundshaking, slope instability, drainage and flood issues.

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■ SAFETY ELEMENT ■

The policies and strategies discussed by this element relate to the community vision statement in that the primary goal of the Safety Element is to provide as safe and secure living environment where citizens can live, work, shop, play and enjoy a higher quality of life relatively free of safety concerns.

The following information provides a discussion of the most significant public safety issues affecting the City of Canyon Lake.

Seismic Issues

Canyon Lake lies in a seismically active area in Southern California. The community lies in close proximity to several active faults including four major Alquist-Priolo Special Study Zones and one Riverside County seismic hazard zone.

Results of seismic activity differ according to a number of variables including but not limited to epicenter location, intensity, type of event and the geology of the area. The following discusses the geology, soils, active faults, potential hazards and slope instability issues found within or adjacent to the City of Canyon Lake:

Geology

The City of Canyon Lake encompasses approximately 4.5 square miles within southwest Riverside County. The City is located in the Transverse Ranges geomorphic province (Figure SE-1). The province has an east to west orientation and consists of multiple mountain range systems. The underlying geology of the area consists of Mesozoic-Paleozoic metamorphic and granitic rock as shown in Figure SE-2. Due to historic erosional activities the City also has areas of alluvium materials of intermediate depths (200-2000 feet). The area topography consists of moderately undulating foothills to rugged foothills and a number of canyons.

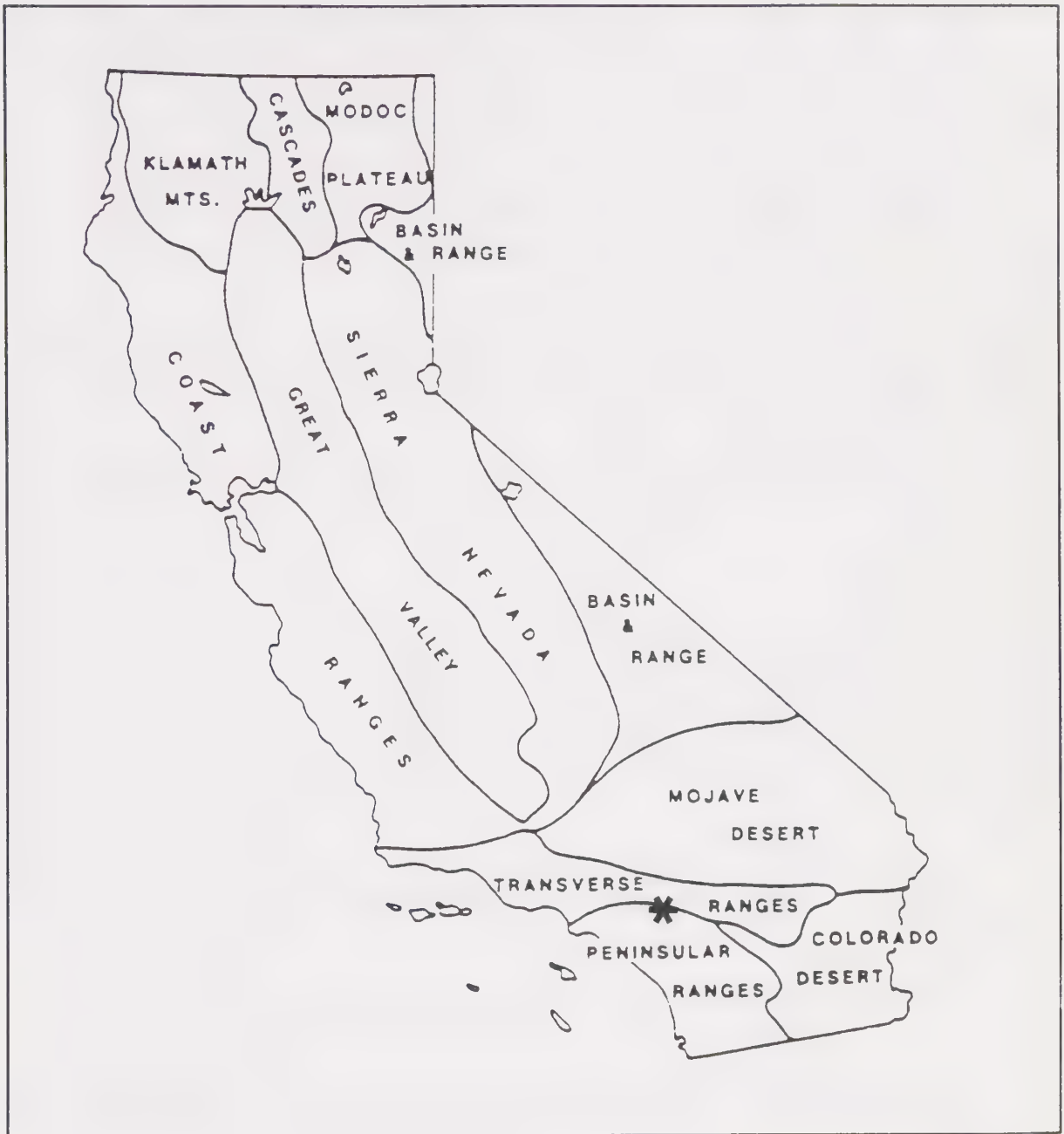
Soils

Soils are composed of assorted materials in various proportions. The attributes of the resulting mixture(s) determine the stability, fertility, runoff levels, responses to seismic activity, and contribute to determining land uses best suited to soil classification.

There are many different soil classifications within the City, however, they can be grouped within the following three (3) major soil type groups:

- Friant-Lodo-Escondido Association: These soils are well drained to somewhat excessively drained, have undulating to steep topography, with soils varying shallow to deep having a layer of fine sandy loam and gravelly loam, on metamorphosed sandstone and mica-schist.

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■ SAFETY ELEMENT ■



* Canyon Lake

FIGURE SE-1
GEOMORPHIC PROVINCE

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thought to be the same age as the San Jacinto, which came into existence in the late Pliocene epoch approximately five (5) million years ago. The Wildomar and Elsinore faults are of particular importance due to their proximity to the City. The Wildomar fault is located approximately 4 miles from the City and the Elsinore 5 miles outside the city to the west of I-15. This fault system is capable of generating an earthquake magnitude in excess of Richter Magnitude (M) 6.0.

San Andreas Fault Zone: This fault zone, located approximately 35 miles northeast of the study area, is the dominant fault zone in California. The San Andreas began faulting in the late Miocene epoch with the current fault trace forming during the Pliocene epoch. The fault functions as a strike-slip fault and is considered a major transform fault. The maximum credible earthquake from this fault zone could be in excess of M 8.25.

Newport-Inglewood Fault Zone: This fault zone is located about 40 miles southwest of the City and is of an undetermined age. It is thought to date since the Miocene epoch. The fault is capable of generating a maximum credible earthquake magnitude in excess of M 7.0.

San Jacinto Fault Zone: This fault zone is located approximately 15 miles northeast of the City. The San Jacinto fault is a right-slip fault dating its existence since the late Pliocene epoch, approximately five (5) million years ago. The fault has a maximum credible earthquake potential of M 7.5.

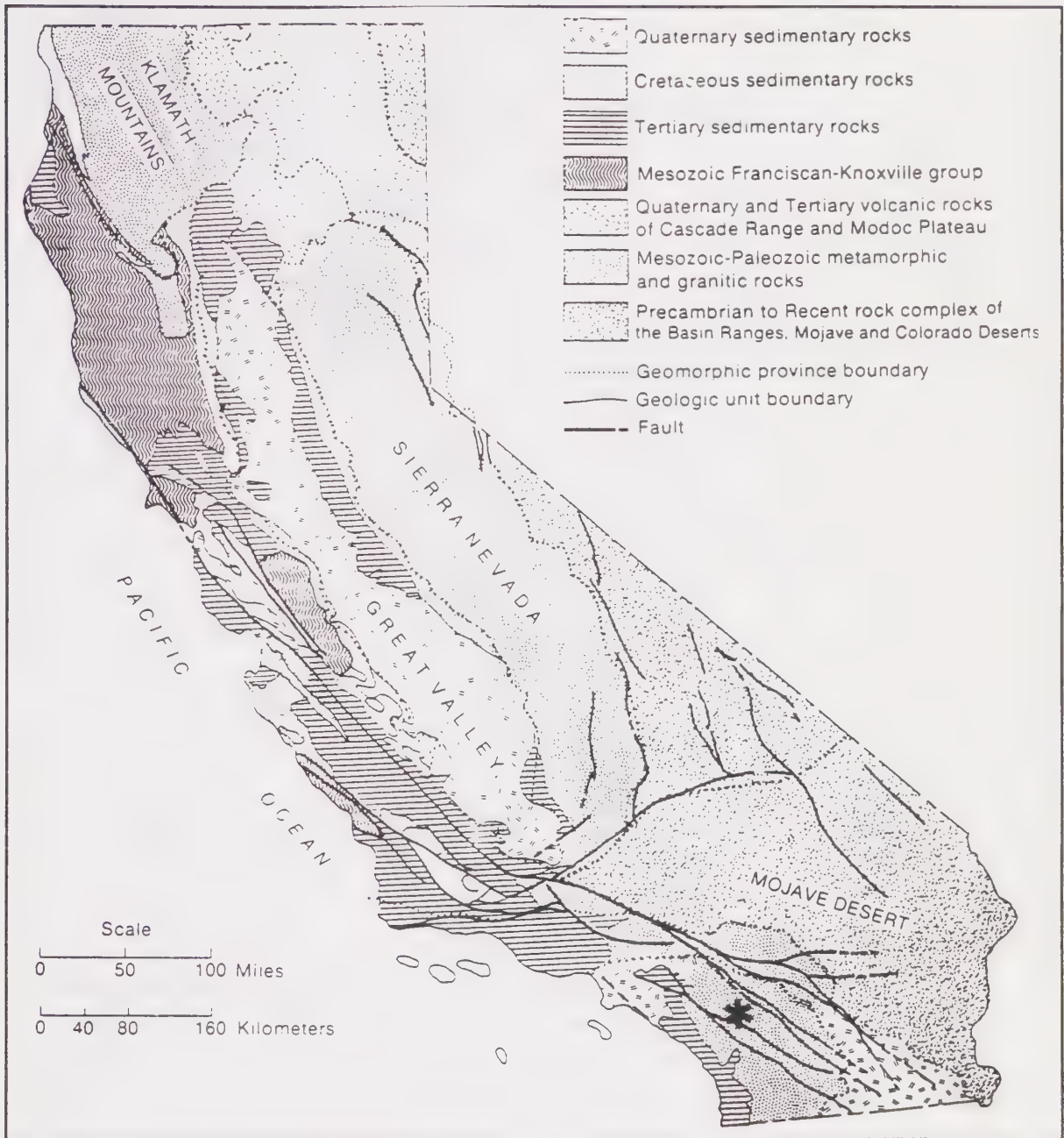
Potential Seismic Hazards

There are no known active or potentially active earthquake faults within the General Plan study area. The nearest major fault is the Elsinore fault approximately 5 miles west of the City of Canyon Lake.

The risk of ground rupture related damage during an earthquake is minimal due to the absence of faults within the city. However, like much of the region, the potential for structural damage and loss of life due to intensive groundshaking is considerable due to the combination of proximate active faults and the nature of the area.

Low density residential, low density commercial land uses, and low profile constructed buildings are less vulnerable to seismic hazards. The City composition of mostly single family dwellings and low density commercial and recreation uses is at less risk than more densely populated or urbanized areas would be.

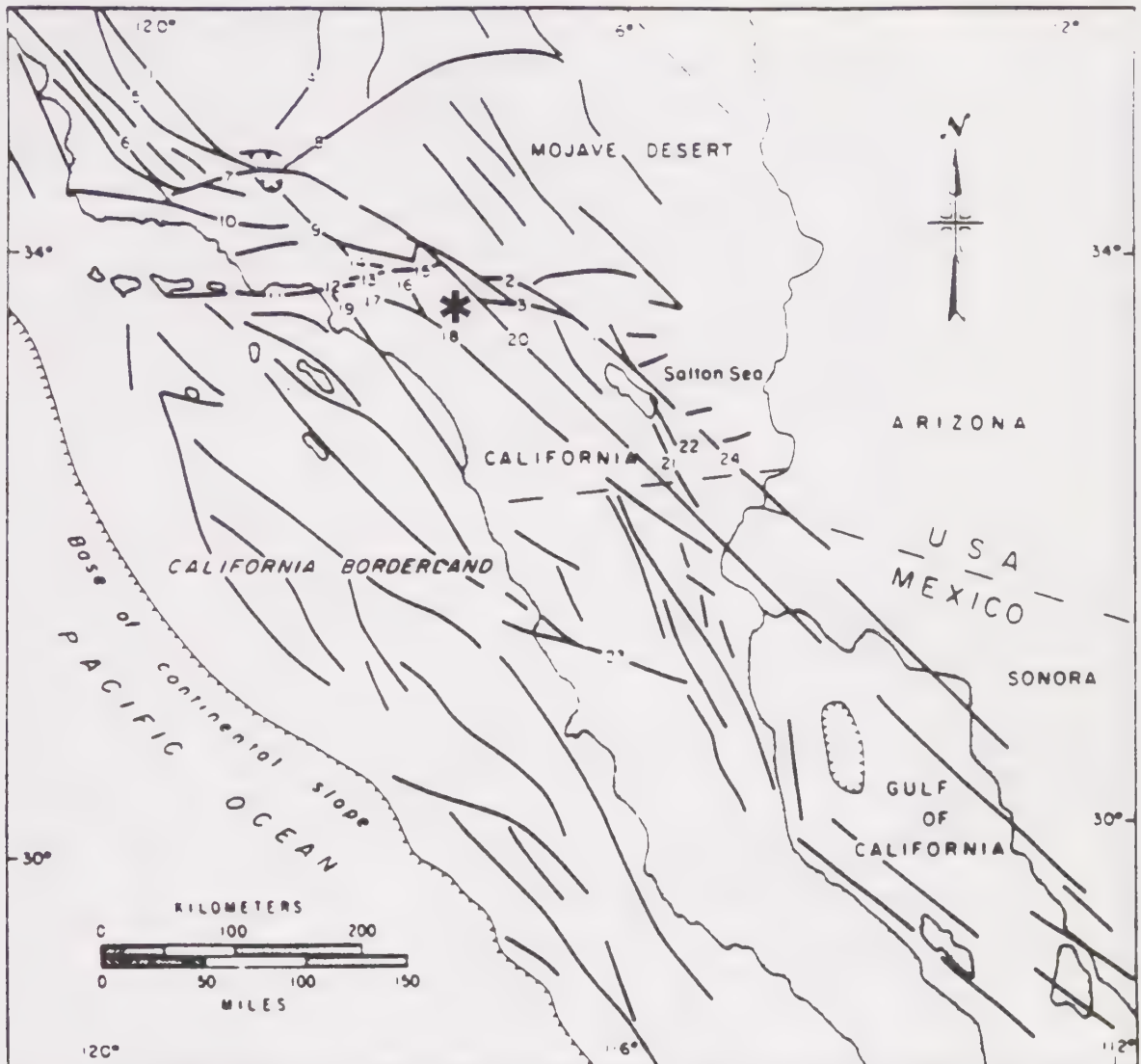
CHAPTER SEVEN:
■ SAFETY ELEMENT ■



* Canyon Lake

FIGURE SE-2
ROCK FORMATIONS

CHAPTER SEVEN:
■ SAFETY ELEMENT ■



Simplified fault map of southern California and northwestern Mexico. Fault names: 1) San Andreas; 2) northern branch of San Andreas or Mission Creek; 3) southern branch of San Andreas or Banning; 4) White Wolf; 5) Red Hills-San Juan-Chimineas; 6) Nacimiento; 7) Big Pine; 8) Garlock; 9) San Gabriel; 10) Santa Ynez; 11) Malibu Coastal; 12) Santa Monica; 13) Raymond Hill; 14) Sierra Madre; 15) Cucamonga; 16) Chino; 17) Whittier; 18) Elsinore; 19) Newport-Inglewood; 20) San Jacinto; 21) Imperial; 22) Brawley; 23) Agua Blanca; 24) Sand Hills-Algodones.



Canyon Lake

FIGURE SE-3

FAULT LOCATIONS

CHAPTER SEVEN:

■ SAFETY ELEMENT ■

Groundshaking

Earthquake movement releases energy in the form of shock waves which travel through the earth itself. These waves radiate out from the quake epicenter and are expressed as a shaking motion at the surface.

Groundshaking is the most likely adverse event to occur in the planning area due to seismic activity and presents the greatest potential for damage. The intensity of groundshaking at any particular point would depend on the earthquake magnitude, distance from the epicenter and specific site characteristics (Historic Epicenter locations are shown in Figure SE-4).

Slope Instability

The City of Canyon

Lake has undulating topography as well as slopes leading to the lake's edge. The hills are composed of granitic bedrock materials. The likelihood of slope failure is remote although there is potential for slope instability situations. Many sites within the city have modified natural hillside areas through man-made slope modifications, drainage and the introduction of non-indigenous vegetation. These modifications can have adverse impacts on slope stability. Some modifications improve on nature's existing system by allowing better drainage of water from hillside areas and erosion reduction. However, modifications like the addition of non-indigenous vegetation and unauthorized changes in drainage patterns could result in oversaturation and slope failure.

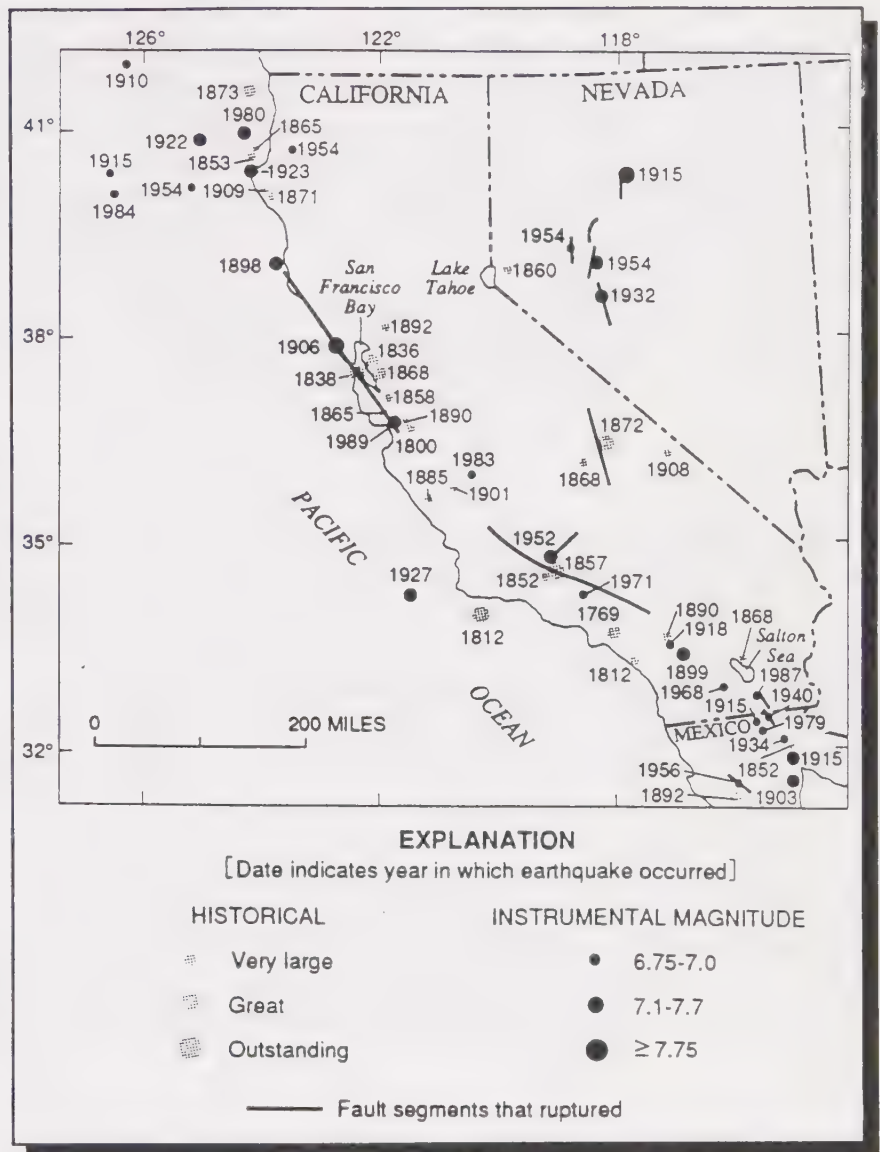


FIGURE SE-4
HISTORICAL EARTHQUAKES

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Liquefaction

Intense seismic ground shaking which occurs in an area with relatively shallow groundwater (depth of groundwater less than 30 feet) can produce a phenomenon known as liquefaction. Liquefaction occurs when a soil temporarily loses its cohesive strength. The loss of soil cohesion process involves the mixture of water and certain soil types combined with groundshaking from seismic activity. The soil and water mix and become a slurry which takes on the properties of liquid substances. The resulting damage can include foundation and structure failures and slope slippage.

Building foundations and other heavy structures can sink under liquefaction conditions, causing great damage. The City of Canyon Lake does not have any identified liquefaction areas. Some areas adjacent to the lake exhibit potential for liquefaction.

Subsidence

Ground subsidence is the gradual drop in elevation of the land surface. Depending upon the severity, subsidence may be accompanied by fissures forming at the ground surface and changes in slope. This situation can damage buildings or infrastructure.

Subsidence typically becomes pronounced after groundwater levels have dropped hundreds of feet. The occurrence of subsidence is usually more pronounced in clay soils due to dehydration and subsequent compaction. However, subsidence may take place in alluvium soils as well.

An area of approximately 300 acres, located 528 yards west of Longhorn Drive, within the City of Lake Elsinore boundary is a potential subsidence area due to large deposits of Bosanko Clay soils. Currently undeveloped hillside abuts this area. The potential for property damage is minimal to City properties but consideration must be given to this potential hazard where development occurs on lots adjacent to this location.

Seiche Hazards

Seiches are periodic oscillations of water in confined basins such as lakes, reservoirs and large water storage tanks. Seiches are usually caused by seismic ground waves in conjunction with an earthquake.

The potential hazards from seiche conditions involve property damage due to submersion, wave impact and water storage tank rupture. Water tank ruptures can be especially damaging to land uses including residential, commercial centers and some utility facilities. The possibility of seiching must be addressed when considering land use and storage tank locations.

Properties adjacent to the existing water area of the lake are subject to seiching.

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■ SAFETY ELEMENT ■

Flooding

Railroad Canyon Dam was constructed in 1928 and consists of a variable radius concrete arch dam, approximately 104-feet high, supported by concrete thrust blocks at each end, and has concrete gravity wall sections at each abutment. The 714-foot long arch dam has a 375.7-foot long spillway near the midpoint of the arch. The thrust blocks, each 40-feet long, and the 98-foot long right gravity wall and the 50-foot long left gravity wall are also topped by parapet walls. The tops of the 4-foot parapet walls are at the 1395.76 foot elevation. The spillway, which has a crest elevation of 1381.76 feet, contains nine 20-foot wide bays and has a footbridge to provide access across the dam and to the two outlet conduit gate controls located near the center of the dam.

The two outlet conduits were originally 4-foot by 4-foot openings controlled by sluice gates of equal size. The outlet conduits were subsequently modified (1978) by installing 47-inch diameter pipes within the openings. The outlet conduits discharge into a 15-foot deep stilling pool at the base of the dam. The stilling pool is created by a small arch-shaped wall approximately 63-feet downstream from the base of the dam.

Water discharged from the dam drains via the San Jacinto River (unimproved) to Lake Elsinore, located approximately 3.2 miles downstream from the dam. Based upon increased flow associated with the revised peak flood event, tailwater elevations may increase along portions of that existing watercourse.

The reservoir is at the confluence of the San Jacinto River and Salt Creek. The San Jacinto segment of the reservoir is approximately 23,000 feet long and 600 feet wide. The smaller Salt Creek segment is approximately 11,000 feet long and 600 feet wide. The storage capacity of the reservoir, at an elevation of 1380, is approximately 11,000 acre-feet.

Railroad Canyon Reservoir is of regional significance in southwest Riverside County in that it modifies the flow of the San Jacinto River and is the primary source of drinking water for a number of communities in the region, including the City of Canyon Lake.

The Elsinore Valley Municipal Water District is the current owner of the reservoir and dam since its purchase of the Temescal Water Company in 1989. In 1968 the Temescal Water Company entered into a lease agreement with the Canyon Lake Property Owner's Association granting the Association surface use rights and any shore area maintenance with the exception of the 1500 feet adjacent to the dam. A new lease for continued use of the lake is currently being negotiated. The Water District is responsible for the maintenance of the dam and the adjacent area. In addition, the District, as part of the lease agreement, must maintain a minimum water level of 1372 feet in the reservoir at all times.

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Both the Riverside County Flood Control District and U.S. Army Corps of Engineers have established flood elevations for the reservoir. Respectively the elevations are 1,397.5 feet and 1,399.4 feet. In a situation where the U.S. Army Corps of Engineers and Local Flood Control elevations differ, the more restrictive impoundment elevation is used as the maximum flood elevation level. Therefore, the reservoir's acceptable water level range is from 1,372 to 1,397.5 feet.

The possibility of dam breach exists for any dam when excessive hydraulic forces or combinations of seismic and hydraulic forces act on the dam. Given the construction of the dam and its proper maintenance and management, failure would be of minimum potential. Should the dam breach, the areas affected by the resulting flood situation are not in the City of Canyon Lake, with the exception of a small area along Railroad Canyon Road. The inundation area of significance lies to the west within the City of Lake Elsinore. Figure SE-5 shows the area.

The majority of the City of Canyon Lake is outside the 100 year floodplain, with the exception of a number of developed lots along the lakefront (refer to Figure SE-6 for Flood Zone Information). The difference in elevation between the controlled water level and the expected 100 year elevation have created these flood prone areas.

A number of residential structures may have been constructed in the 100 year floodplain area in the City. The structures have been built at various times during the development of the community. These units may sustain flood damage should a 100-year or greater storm occur.

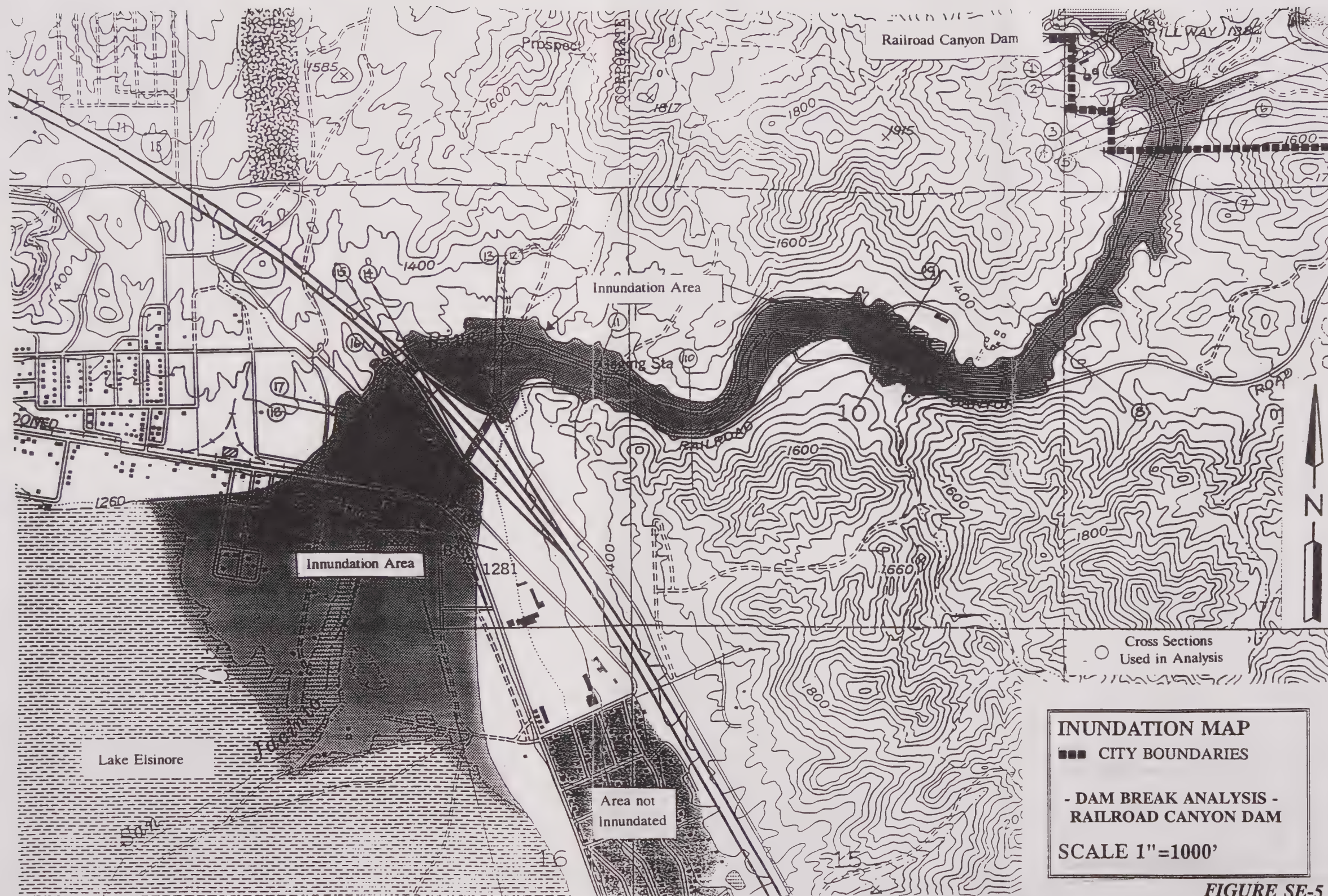


FIGURE SE-5
DAM INUNDATION AREAS

100 year floodplain elevation = 1,397.5 ft.

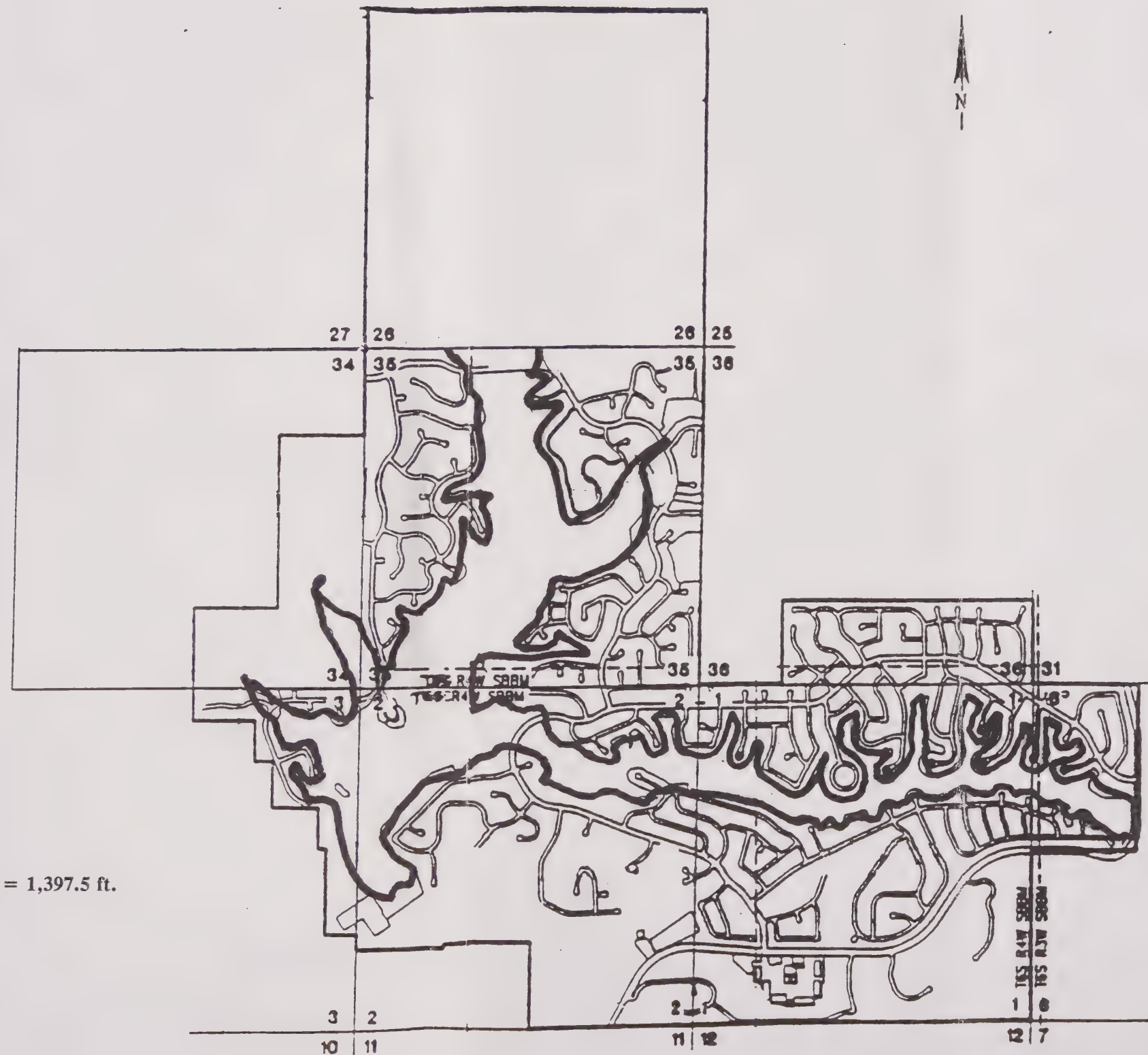
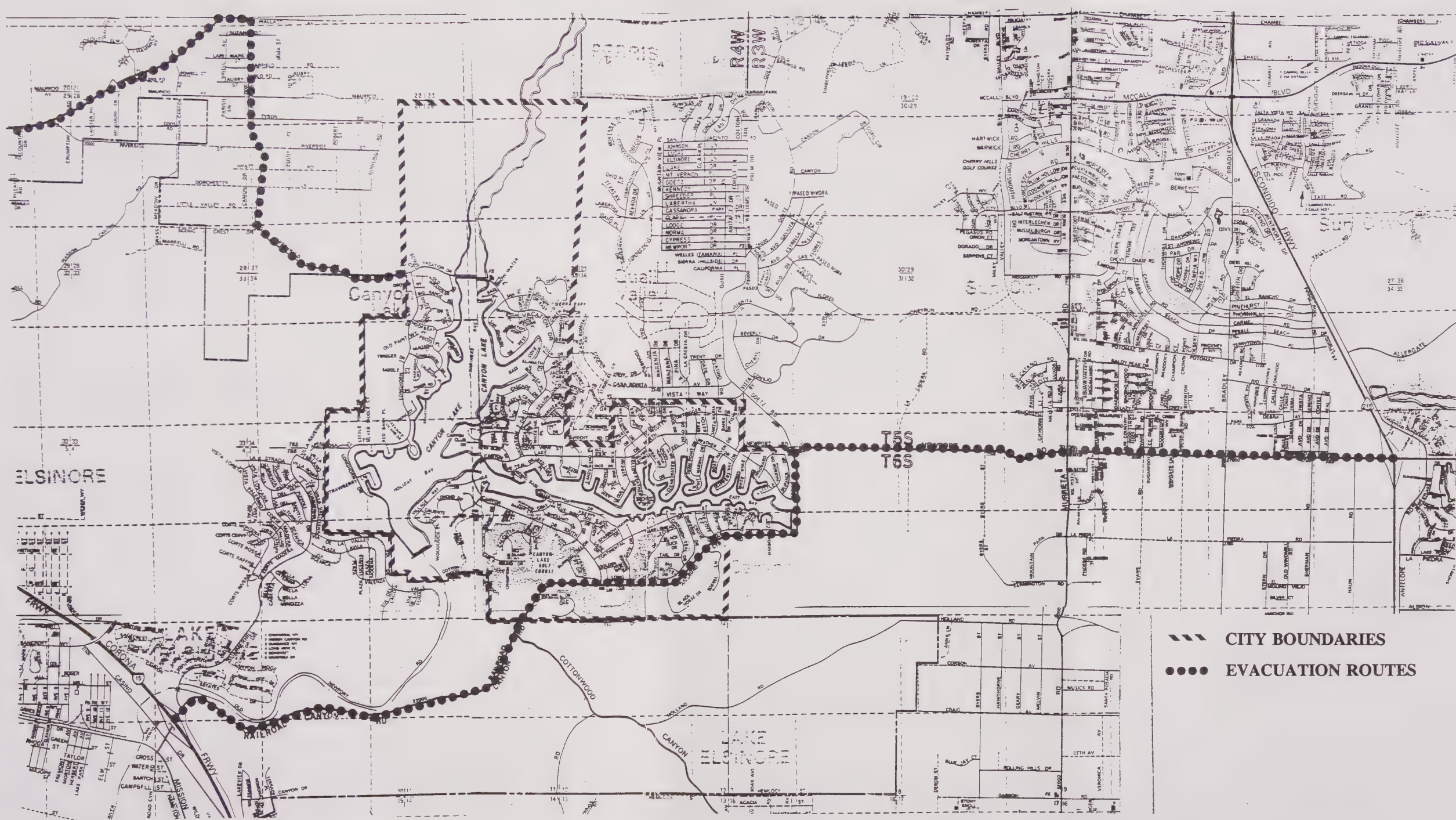


FIGURE SE-6
100 YEAR FLOODPLAIN ELEVATION



--- CITY BOUNDARIES
 ●●● EVACUATION ROUTES

FIGURE SE-7
REGIONAL EVACUATION ROUTES

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■ SAFETY ELEMENT ■

Evacuation

There are two (2) evacuation routes currently available to the City of Canyon Lake. Greenwald Road just outside the north gate is a two lane rural road connecting to Highway 74, which connects to Interstates 15 and 215. Railroad Canyon Road is the main arterial through the City with the residential and commercial areas connecting to it and to Goetz Road to the east. The road connects with Interstate 15 to the west and Goetz Road to Newport Road to the east, which connects to Interstate 215.

These routes are included in the Disaster Preparedness Plan. Figure SE-7 shows regional roadways usable for evacuation.

Police Services

Upon incorporation the City of Canyon Lake continued to receive law enforcement services from the County of Riverside Sheriff's Department until July of 1991 when the City entered into a contractual agreement with the City of Perris Police Department for the provision of those services.

Reliable historic crime statistics do not exist for Canyon Lake. This is a result of data collection and reporting for the community area prior to its incorporation. While trend analysis over a long historic period is either not possible or could at best be considered unreliable, some conclusions can be reached regarding local crime impacts. Most crimes in the City are property oriented, that is, burglary, theft and vandalism. Few incidents of violent or personal directed crime have occurred. Given the community population characteristics and the fact that it is mainly a closed gated community, opportunity for undetected incidents is low, as is the severity upon occurrence.

Statistically, the occurrence of crime increases in communities in correlation to increases in population. However, it must be understood that the crime rate is a function of the number of crimes compared to the population expressible usually as number of crimes per 1000 population. It is possible to see a increase in total number of crimes but a decrease in rate. More important is the methodology a community uses to prevent or deter crime. Canyon Lake offers a gated, protected environment. Comparison to other low crime cities shows that gated communities offer somewhat better protection or reduced opportunity for incidents. Canyon Lake utilizes resources of both a public police force and community patrol in patrol and crime prevention activities thereby providing a substantially safer environment. This circumstance is expected to continue well into the future.

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Fire

The provision of fire services has remained consistent since prior to the incorporation of the City. The station located within the City has been operating since June 1990. Prior to the opening of the Canyon Lake Station fire protection services were provided by fire stations in Lake Elsinore and Sun City.

The City of Canyon Lake is within an area designated as a Hazardous Fire Area by the Riverside County General Plan. The areas of primary concern are undeveloped hillside areas in and adjacent to the City. The Bureau of Land Management lands in the north and west areas of the City are especially susceptible to wildland fires due to the unauthorized presence of off-road vehicles, campers and hikers. Fires may result from sparks from off-road vehicles or illegal camp fires that ignite the brush and other combustible materials in the area. The threat is particularly significant during the dry summer months and when there are strong "Santa Ana" winds. To ensure adequate protection from wildland fires, special response protocol is required and development along the "urban fringe" of the City has to be controlled. Wildland fire protection is the primary responsibility of the Riverside County Fire Department.

Urban fires are of concern in all communities and anything contributing to the reduction of structural fires serves the community. The County of Riverside Fire Department has numerous educational materials available to the citizens of the community to provide information to assist residents in better protecting their homes and businesses.

The City Building and Safety department, in conjunction with the Riverside County Fire Department, will enforce the fire prevention standards contained in the Uniform Building Code, Fire Code, and Disaster Preparedness Plan as they review building plans and conduct inspection enforcement. These codes and plans require adequate structure clearances and the use of additional measures to further prevent fires in the community.

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▪ SAFETY ELEMENT ▪

GOALS, POLICIES & STRATEGIES

GOAL:

- SEG-1** *Maintain a safe, secure living environment where citizens can live, work, shop, play and enjoy a higher quality of life relatively free from safety impacts*

POLICIES:

- SEP-1** Continue to work with local disaster preparedness agencies to maintain and revise as needed the disaster preparedness plan for Canyon Lake.
- SEP-2** Provide information and education related to seismic hazards and responses to residents and business owners.
- SEP-3** Continue to require structures to be constructed in accordance with the Uniform Building Code which addresses building design standards to withstand groundshaking. Essential buildings serving higher densities and used as areas of congregation during emergencies should be required to meet standards to withstand greater amounts of groundshaking.
- SEP-4** In cooperation with the County Geologist, monitor physical environment to assess cumulative impacts to the geologic base and contributions to geologic distress.
- SEP-5** Provide for adequate police services to meet security and protection standards adopted by the City.
- SEP-6** Provide information to residents and businesses on effective security systems to be used.
- SEP-7** Involve the Police Department in the development review process to make certain new development adequately addresses security and safety and is consistent with the objectives within this element and the remainder of the General Plan.
- SEP-8** In cooperation with Riverside County Fire Department provide residents with information on preventing home and property fires.

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▪ SAFETY ELEMENT ▪

STRATEGIES:

- SES-1** Utilize hillside development standards which consider slope factors, open space needs, soils instability and geotechnical issues.
- SES-2** Provide information to assist owners to modify structures used as congregation facilities to withstand greater amounts of groundshaking during seismic activity.
- SES-3** In cooperation with Riverside County Flood Control, Elsinore Valley Municipal Water District and Eastern Municipal Water District, monitor and periodically evaluate the community flood protection and evacuation plans to assist persons and property owners to protect properties from 100 year flood threats and dam inundation.
- SES-4** Encourage continued neighborhood watch programs for various areas of the City.
- SES-5** Maintain Police visibility in the community.
- SES-6** In cooperation with CDF/Riverside County Fire Department, continue to refine and enforce a fire safety program for the community which considers emergency medical responses, wildland interface, and hazards management.
- SES-7** Require commercial and industrial uses to develop and maintain business plans which address storage, transport, use and disposal of hazardous materials in accordance with State law.
- SES-8** Amendments to building regulations should consider installation of fire protection devices in structures within Canyon Lake.
- SES-9** To reduce impact to private and public lands adjacent to community use areas, continue to limit points of access.

CHAPTER EIGHT

HOUSING ELEMENT

CHAPTER EIGHT:

■ HOUSING ELEMENT ■

INTRODUCTION

The Housing Element is the community's plan for achieving adequate shelter within the community. It responds to federal and state mandates for reasonable, economic and safe housing for the population. The housing policy developed for a community and the implementation of that policy reflect the fulfillment of the vision for adequate shelter for all community residents.

The City of Canyon Lake is a unique community with divergent residential qualities which help to mold a special sense of community. The community lifestyle enjoyed by residents is partly a result of the mix and relatively high quality of the dwelling units within the city.

Residential land uses within the privately, gated community are almost built out. The master plan of subdivisions and the zoning plan which formed the approved county-community have been steadily implemented since the inception. There are limited vacant lots upon which to build new housing. The remaining vacant lots have all been zoned and subdivided to specific low density standards as part of the master plan and are restricted to single family housing units by zoning and CC&Rs. Therefore, substantial population increases are not expected.

Outside the gated community, the City contains large blocks of land that are undeveloped under both public and private ownerships. These lands constitute public recreation, conservation and open space areas, flood and drainage areas, hillside and slope areas, lands owned and managed by the federal government or utility purveyors, and areas of special habitat values. Of the City's 4.8 square miles only 2.3 square miles contain urban uses or topography which can sustain development.

The Housing Element has been developed during the period in which state requirements for local housing policies are in flux. The state budget crisis required local agencies to respond to regional housing need at the local level without the assistance of a Regional Housing Needs Assessment (RHNA) normally provided by the Southern California Association of Governments (SCAG). The State passed legislation to extend housing element due dates within SCAG to June 1996. This will require that the City estimate its RHNA numbers and update the Element almost as soon as it is adopted.

The City has discussed housing issues with regional and state representatives to obtain guidance on how to deal with this issue.

LEGAL BASIS

The state amended general plan law in 1980 to require a housing element in each general plan that substantially meets the criteria contained in Article 10.6 of the Government Code. [See Appendix] This area of public law has been under constant review and revision ever

CHAPTER EIGHT:

■ HOUSING ELEMENT ■

since its adoption in the hope of bringing clarity and understanding to the housing issue for communities. Since the programs and standards set forth are general in nature, the state recognized that local communities must adopt a housing element and plan more reflective of local needs and abilities to meet targets set by state housing guidelines.

Housing law is based upon State policy statements that include the following:

- ☐ *The availability of housing is of vital statewide importance . . .*
- ☐ *The cooperative participation of government and the private sector to attain housing goals is essential*
- ☐ *Provision of housing to low and moderate income households require cooperation of all levels of government*
- ☐ *Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provisions for housing needs of all economic segments of the community*
- ☐ *The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

State law also notes that the Legislature's intent is "to recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

RELATIONSHIP TO REGION

This housing element represents Canyon Lake's statement of intent to meet the housing needs of the community now and in the future. It represents the community commitment to adequate shelter and equitable housing in that portion of the region under its control.

The City recognizes its responsibility to provide affordable housing within the SCAG/WRCOG region. However, Canyon Lake is unlike other cities in the region in that it has little opportunity to expand residential housing stock due to the limited amount of usable vacant land and the control of the master community subdivision plan which was 83% built out at the time of development of the General Plan. The majority of the remaining 17% consists of privately-owned single family lots within the gated community. Added to this is the fact that financing programs at State and Federal levels have decreased while requirements for affordability have stayed the same or increased. Given its extremely limited commercial economic base and need to maintain fiscal stability, the City seeks to bring balance to its land uses in order to meet service demands of its citizenry.

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GENERAL PLAN HOUSING APPROACH

Preservation of Housing Stock

The developed housing within Canyon Lake has occurred over a twenty-four year period. The majority of the units were constructed between 1970 and 1991. On the average 185 units per year have been constructed. Ninety-seven percent (97%) of the units have been constructed within the last twenty years. Currently, the community does not experience significant problems with home maintenance. The Property Owners Association actively monitors home maintenance and improvements for compliance with adopted community design standards. The City provides permit inspection and project monitoring to insure compliance with adopted construction and housing codes.

HISTORY OF HOUSING CONSTRUCTION

Year Constructed	Number
1960-1969	91
1970-1979	1009
1980-1984	1104
1985-1988	1035
1989-1991	1068
1991	69
1992	19
1993	42
Total	4437

(Average: 185 units per year)

Source- State Dept Finance/1990
Fed Census

Provision of Adequate Sites for Housing:

The City has an existing inventory of 957 vacant lots as of 1995. All lots are within the low density residential land use category. These lots are approved subdivision lots on recorded subdivisions. The majority of these lots exist in hillside areas and are subject to higher engineering and construction costs in order to build quality and safe dwellings. Because of location and topography, these lots are not capable of being re-subdivided. Further, use of these lots is limited by community design standards and CC&Rs (Conditions, Covenant, and Restrictions) since they lie within the gated community area.

The current zoning on some parcels within the gated area allows for higher density dwellings to be constructed. The majority of these parcels have been developed with condominium or upscale rentals and are restricted to the existing development type due to conditional use permit and/or tract map conditions. Since properties within the gated area do not offer opportunity to provide sites for new affordable units, the City must look to other methods to provide affordable sites.

A chief concern the City has regarding site availability is that the regional housing allocations are more an exercise in numbers than a profile of housing need. The City recognizes that at the time of incorporation Canyon Lake existed as a private, gated community in which property development and use was subject to an established design and legally adopted restrictions. Prescribing allocation of fair share housing numbers without an understanding of community limitations is contrary to the citizens' goals to preserve the integrity of the community.

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Assisted Housing:

The County of Riverside has administered assistance programs throughout the county and in participating cities. No units have been identified within the City. However, Canyon Lake will continue cooperative efforts with the County to meet affordability opportunities.

Special Needs Group Housing:

Special need segments that the community must consider in its housing program include the elderly, disabled, large families and the homeless. Twenty-five percent of the 1990 census population in the City were persons of 55 years of age or older. The bulk of the community falls between the ages of 18 and 54 (47%). There may be a long term need to provide alternative housing for an aging population.

Currently the city has no facilities specifically designed to house disadvantaged persons. The City requires structures to comply with handicap standards and access as established by adopted building and safety codes. No homeless population is registered within the community area. Shelters in close proximity to Canyon Lake are located in Corona and Riverside.

Multiple family housing within the city demonstrates the largest per dwelling unit population at 3.29 persons per unit. Standard housing has a factor of 2.7 persons per dwelling. The family sizes do not reflect a problem of overcrowding.

Housing Goals:

HEG-1 Adequate housing opportunities regardless of age, sex, economic situation, origin, religion, family size, marital status, disability or other factors.

HEG-2 Foster housing opportunities to serve all segments of the community and enhance the quality of life.

Housing Program and Strategies

The City must pursue a program and strategies that can help it to meet its prescribed housing goals.

HEP-1 **Housing Preservation:** The physical deterioration of existing sound housing will be mitigated by the implementation of the following strategies:

HES-1 The City will continue to work with the POA in an effort to maintain the high quality of property maintenance which exists.

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- HES-2** The City will seek to establish and maintain a housing improvement program to assist property owners in preservation of existing housing stock.
- HEP-2** **Determining Housing Need:** The City will acquire local and regional housing statistics to determine changes that could affect the General Plan housing programs and will implement the following strategies:
- HES-3** Continue to compile and maintain up-to-date statistics on housing and population for the entire General Plan area as part of the annual review process.
- HES-4** Work with SCAG and WRCOG to identify realistic housing allocations for Canyon Lake in future years.
- HEP-3** **Provision of Adequate Sites:** The City will seek to provide its fair share of regional housing needs by providing opportunities for development of residential units within the City as outlined in the community housing plan. This will include provision of opportunities for adequate numbers of units affordable to very-low, low, moderate, and above moderate income households by implementing the following strategies:
- HES-5** Consider mixed use projects, which will include a housing component, on parcels outside the gated community but within the City.
- HES-6** Allow development of “granny units” or second unit housing within low density single family zones.
- HES-7** Ensure the City ordinances continue to provide for a mix of housing types.
- HES-8** Monitor the City’s progress toward meeting its housing program objectives.
- HEP-4** **Assisted Housing:** The City seeks to retain at no fewer levels the existing number of assisted housing units regardless of type and expand affordability opportunities by implementing the following strategies:
- HES-9** Regulate conversions of mobile home areas to condominium or cooperative housing projects to prevent decline of affordable units in the community. Minimize hardships resulting from relocations of very-low and low income households.
- HES-10** Encourage the retention solely residentially designated lands.
- HES-11** Participate in Riverside County programs for housing assistance.

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- HEP-5** **Special Housing Needs:** Provide opportunities for housing for the elderly, disabled, large families, homeless, and any other special needs groups identified by implementing the following strategies:
- HES-12** Promote rehabilitation and development of housing designed for elderly use.
- HES-13** Promote development and rehabilitation of housing specifically designed for the physically disabled.
- HES-14** Participate in subregional efforts to provide adequate shelter and assistance to individuals or families who are homeless or at risk of becoming homeless.
- HEP-6** **Housing Discrimination:** In order to insure that all persons have a fair opportunity at acquiring housing, the City will implement the following strategy to prevent discrimination on the basis of race, ethnicity, national origin, age, religion, sex, or family status.
- HES-15** The City shall develop contract provisions with Riverside County in order to refer complaints on discrimination to appropriate agencies for action. The City will follow-up complaints to determine action taken by the agency. The County shall serve as the City's agent for these matters.
- HES-16** Provide flyers and other literature related to the process of housing discrimination complaints, filing, and administration at the public counter.

Population and Housing Assessment:

The data contained within this section provides background and statistics related to the community housing issues and the recommended plan/program.

TABLE HE-1				
Population Trends				
Year	County	% Change	City	% Change
1980			N/A	
1990	1170413		N/A	
1991	1225803	4.7	9833	
1992	1280967	4.5	10270	4.4
1993	1323480	3.3	10431	1.6
1994	1357443	2.5	10603	1.6

Source: California Department of Finance 4/28/94

Population Trends

The State of California grew at a rate of 3.5% per year between 1900 and 1980. The County of Riverside has been one of the fastest growing areas in Southern California and has generally outpaced the rest of the SCAG region. The recession of the mid-nineties slowed growth considerably from that experienced in the decade of the eighties. Canyon Lake was part of the county statistical area until incorporation in December of 1990. The City growth rate has been slightly less than the county's and has been more

stable during this time.

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Ethnicity

Canyon Lake has a less ethnically diverse population than that of the county. The majority of the general plan area population is of non-Hispanic white origin. Table HE-2 provides the ethnic comparison between the county and City.

TABLE HE-2						
Ethnicity						
Ethnic Group	County			City		
	1980		1990	1980		1990
White	545547	(82.2%)	894767	UNK	7163	(90.2%)
Hispanic	124496	(18.8%)	307514	UNK	442	(5.5%)
Black	30857	(4.6%)	63591	UNK	100	(1.2%)
Asian or Pacific						
Islander	9208	(1.4%)	41591	UNK	89	(1.1%)
Am. Indian	7202	(1.1%)	11494	UNK	43	(0.7%)
Other	71109	(10.7%)	158970	UNK	96	(1.2%)

Source: Summary of 1990 Census.

Household Income

Canyon Lake is considerably more affluent than Riverside County. The 1990 median income of the City was 1.49 times as great as the county's. As a factor in housing affordability, the higher the income of the household, the more discretionary income there is available to spend on housing.

TABLE HE-3		
Median Household Income Comparisons		
Year	County	City
1980	\$16,037	\$UNK
1990	\$36,000	\$52,620

Source: 1990 Census Summary

TABLE HE-4
City Household Income (1990)

Income Range	Households	Percentage
\$000.00-\$19,999	290	10.3
\$20,000-\$29,999	275	9.8
\$30,000-\$39,999	317	11.3
\$40,000-\$49,999	389	13.8
\$50,000-\$59,999	381	13.6
\$60,000-\$99,999	772	27.5
\$100,00-\$124,999	220	7.8
\$125,000-\$149,999	65	2.3
\$150,000 or more	90	3.2
Median Income:	\$52,620	

There is a broad range of incomes within the general plan area as Table HE-4 shows.

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Canyon Lake residents have a strong economic base. More than 50% of the residents earn between \$40,000 and \$100,000. The median household income for the community is \$52,600. This figure is \$19,539 or 149% greater than the county median. This higher income level allows residents to seek ownership or rental housing that is above the typical values seen in the subregional area. Median rent for the general plan area is \$1001 as compared with \$502 for the county (67% higher). Median value of a home under the 1990 census was \$218,000 (56% greater) compared to the county's \$139,100. These figures are based on the 1990 Census, since that time Countywide property values have significantly declined.

Age Composition:

The community is a fairly young community as a whole. Greater than 74% of the population is below 55 years of age. School age children represent almost 20% of the population. Senior citizens (those over 55) represent 25% of the community and are a growing segment for which housing considerations need to be planned in future years.

Education Levels:

According to the 1990 Census, 86.3% of persons over twenty-five, completed high school and 16.4% have a bachelor's degree or higher. Socioeconomic characteristics such as occupation and income are reflective of education. Salary levels for these types of jobs increases the disposable income available for housing.

Employment:

As can be seen in the Employment Table, HE-6, Canyon Lake's population is highly skilled. Most of the employed persons work outside of the community (84.2%). Only 15.8% of the work force works within the general plan area. Thirty-one percent (31%) of the work force travels greater than one hour to the place of employment, with forty minutes being the mean travel time.

TABLE HE-5
Age Composition (1990)

Age Group	Percentage
0-5	7.9
5-17	19.3
18-20	2.5
21-24	2.4
25-44	32.4
45-54	9.9
55-59	4.8
60-64	6.6
65-74	11.2
75-84	2.3
85+	0.3
Median Age:	36.3

Source: 1990 Census Summary

TABLE HE-6
City Employment Categories

Occupation	Number	Percent
<i>White Collar</i>	2422	70.1
Professional/ Technical	1058	30.6
Sales	651	18.8
Clerical/Support	713	20.6
<i>Blue Collar</i>	1031	29.6
Service Occupations	227	6.5
Craftsmen	492	14.2
Laborers	282	8.1
Farm/forestry	30	.8

Source : 1990 Census Summary

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Housing Unit Characteristics:

The housing characteristics reflected by Table HE-7 clearly show that Canyon Lake is a community of detached, single-family units. The high vacancy rate is somewhat misleading since many of the vacant units are in reality second housing units for more affluent members of the community who permanently reside elsewhere. The vacancy rate is, therefore, higher than that experienced by the county. Tenure of the occupancy can influence the local housing market. Generally where higher rental occupancy and vacancy rates occur, the market is overbuilt. This corollary does not seem to hold

true in predominantly recreationally-oriented communities such as Canyon Lake primarily because of the part-time nature of a portion of the community population.

TABLE HE-7 Housing Characteristics (1990)		
Characteristic	Number	Percent
Occupancy:		
Owner	2447	69.9
Renter	405	11.6
Vacant	639	18.4
Seasonal	319	9.1
Type:		
1 Unit detached	3335	96.0
1 Unit attached	58	1.6
2-4 Units	34	0.9
5-9 Units	1	0.02
10+ Units	27	0.77
Mobile homes	16	0.46
Source: 1990 Census Summary		

Housing Conditions:

The bulk of the housing units within the City were constructed between 1979 and 1985. Based upon an average life span for most residential structures the accepted standard for rehabilitation needs is 30 years. Given that standard, the city's housing stock should not require major rehabilitation until the year 2009 or later. Major rehabilitation does not seem to be a significant issue now or in the future since the affluent nature of the community supports continual maintenance and improvement activities. There may need to be a program for maintenance and rehabilitation in the future.

Rental Housing:

Rental housing in the City is considerably higher than the county rental values. City median contract rents are \$838 versus the county's \$502 per month. Contract rental rates are the rates paid regardless of furnishings, utilities, meals, fees, or services offered. As can be seen, the city offers higher quality housing at rates consistent with that quality.

Housing Affordability:

State and federal standards for housing overpayment are based on a ratio of income to cost of 35% or higher. When cost of housing reaches this level, disposable income is reduced for other requirements such as food, medical, or clothing.

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It is important to distinguish between renter and owner housing overpayment. Owners voluntarily and selectively choose to extend themselves to acquire housing that may exceed 35% of their income with the recognition that they may sell the home for profit. Renters are trapped by market rates and may not have the ability to extend greatly because of their limited income.

Housing affordability is a function of income level as established by federal and state law. Table HE-8 reflects the community status. Using this data the city can establish programs to meet affordability objectives.

Within the City, census data reflects that 86 renter occupied households earning \$20,000 or less, exceed the HCD recommended standard of 35% maximum housing cost by income. These households comprise 3.1% of the total households in Canyon Lake based upon 1990 census data. Similarly, 93 owner occupied households, 3.4% to total households, exceed the income to cost level in the City.

The community housing plan, Table H-13, requires affirmative action by the City to cooperate with the County Housing Authority for affordable housing provisions, and to leverage local funding sources to provide affordable housing.

TABLE HE-8
Housing Affordability
Canyon Lake

<i>Median Income:</i>		<i>\$52,600</i>
Very Low Income:	(50%)	\$26,300
Low Income	(51-80%)	\$28,826 - \$42,080
Moderate Income	(81-120%)	\$42,606 - \$63,120
Upper Income	(120%+)	\$63,120+

Maximum Monthly Housing Cost per Category of Income:

Very Low	\$658
Low	\$720 - \$1052
Moderate	\$1065 - \$1578
Upper	\$1578+

Source: 1990 Census Summary

HOUSING NEEDS:

Future Allocations

State law requires that cities analyze housing needs for all income levels. The analysis must address the localities' fair share of the regional need. The distribution of these units is prepared by SCAG in its Regional Housing Needs Assessment (RHNA). The most recent needs assessment was prepared in 1988 for the five-year period covering 1989-1994. Canyon Lake was not incorporated until 1990, so the report did not assign a regional

need to the city. Since then, the state budget process has not provided funds for the regional assessment as of the time of preparation of this General Plan.

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Units Eligible for Conversion

Housing law requires that the City identify and analyze the programs to preserve housing that is restricted to low income housing. Of particular importance are units which are at risk of being converted to non-low income status. There are no units within the City which have been identified as at risk.

Special Needs Households

Certain segments of the community have a more difficult time finding affordable housing due to special circumstances. The state defines these households to include elderly, disabled, large families, female-headed households, farm workers, and homeless. Table HE-9 shows the portions of the community in each of these special categories.

Senior citizens comprise 13.9% of the City's total population. Of these, 0.4% live at or below the poverty level. Senior households comprise 64 of the City's 2799, or 23%. Thirty-four senior households, 1.2% of total households, and 5% of all senior households have poverty level incomes. Trends in the local population indicate it is slowly aging. While these statistics do not dictate a need, they indicate a potential future need which the City should continue to be aware of.

Female headed households with minor related children (48) constitute 1.7% of the total households in the City. Twenty-five percent of these households (12) live at or below the poverty level. Again, these facts do not indicate a significant need, but do offer an insight to trends in societal makeup. As a general population trend, female headed households are rising. The City shall continue to monitor these trends to determine if a special need may arise.

A significant portion of those with disabilities are also elderly (43%). Targeting accessibility improvements to existing housing stock and insuring new units are designed for accessibility for senior occupants will address a large portion of the special needs.

The City of Canyon has not experienced any homeless persons at this time this plan was prepared. Verification of this fact was provided by representatives of the Police Department and the POA Security Service. The Riverside County General Plan and Housing Plan were consulted also and no homeless persons were accounted for in the community area.

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TABLE HE-9
Special Needs Groups

Group	Number of Households Or Persons	Percent of Total Households/ Population
Elderly (65+)	1104	13.9
Disabled	519	6.5
Female-headed Households	115	1.4
Farm workers	18	0.2
Homeless	0	0.0

Source: 1990 Census Summary

Within Riverside County there are 14 shelters in seven communities which offer 354 beds for homeless persons or persons threatened with homelessness. The facilities closest to Canyon Lake include the following:

Name	Location	Clientele	Beds Offered
Concerned Family	Riverside	Mixed	15
Corona Men's Shelter	Corona	single men	30
Friends Outside	Riverside	ex-offenders	15
Genesis-Emergency	Riverside	families	40
Genesis-transitional	Riverside	families	32
Horizon House	Riverside	battered women/children	15
I Care Shelter	Riverside	families	40
Operation Safehouse	Riverside	runaway youth	15
Riverside Men's Shelter	Riverside	single men	50

Additionally, the following agencies offer emergency food, motel vouchers and mortgage/rental assistance:

Calvary Presbyterian Church	Riverside
Casa Blanca Home of Neighborly Services	Riverside
Community Settlement Association	Riverside
Corona/Norco Settlement House	Corona
The Lord's Kitchen	Riverside

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St Edward's Catholic Church
Salvation Army
Survive Food Bank

Corona
Riverside/Elsinore/Perris/Temecula
Riverside

Projected Housing Needs:

Table HE-10 reflects the projected housing need for the community from 1994-1996. Because the City has a very high vacancy rate, it is in the position to use those units to meet its fair share. Within the table, vacancy rates have been halved from the census information provided by the State Finance Department. This reduction is directly related to the fact that about 50% of the vacant units are second residences and are vacant for a limited part of the year. Even with this reduction, the city can achieve its long term fair share by placing and using the vacant housing units in programs to meet the income levels in the community. It must be noted that the percentage of population in each income category is based upon the County median income level.

Table HE-10 is followed by a series of notes which explain the basis for entries. The conclusion to be drawn from the worksheet is that the city can meet its two year objective from existing housing stock.

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TABLE HE-10
Projected Housing Needs Worksheet [1]
1994-1996

Item	Total	Very Low (0-50%)	Low (50-80%)	Moderate (80-120%)	Upper (120%+)
1. 1994 households [2]	3639 (100%)	291 (8.0%)	364 (10%)	488 (13.4%)	2496 (68.5%)
2. 1996 households [3]	3736	298	373	500	2565
3. 2 year growth In households Local income Distribution.[4]	97	7	9	12	69
4.2 year growth in Households- regional income distribution. [5]	97	21 (22%)	16 (16.6%)	8 (7.9%)	52 (53.5%)
5. Impact avoidance 100% effort (Line 4-line 3)		14	7	(4)	(17)
6. Adopted policy guidelines 25% X line 5		3	2	(1)	(4)
7. Revised 2 year housing growth including impact avoidance factor. (Line 3+line 6)		10	11	11	65
8. 1996 vacancy goal 6% [6]	224				
9. 1994 market vacancies [7]	390				
10. Vacancy surplus [8]	166				
11. Vacancy adjust- ment [9]	166	13	16	22	113
12. Demolition adjustment	0				
13. Future housing needs 1994-1996 (line 7 - line 11)		(3)	(5)	(11)	(48)

Source: City of Canyon Lake 1995

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FOOTNOTES TO TABLE HE-10:

- [1] Income defined by Riverside County median household income from census 1990 which was \$33,081
- | | | | | |
|----------|---|---------|---|-------------------|
| Very Low | = | 50% | = | \$16,540 |
| Low | = | 51-80% | = | \$16,540-\$26,465 |
| Moderate | = | 80-120% | = | \$26,465-\$39,698 |
| Upper | = | 120% + | = | \$39,698 + |
- [2] Based on units reported through 1993 by State Department of Finance annual census updates.
- [3] Household growth through 1996 is based upon the two-year growth in units experienced historically.
- [4] Two year growth projected through income groups based upon 1990 census of existing income levels reported within the City.
- [5] Two year growth projected through income groups based upon 1990 census of existing income levels reported within the county.
- [6] Maximum vacancy rate desirable for the market area.
- [7] Current vacancy rate of 17.63 percent has been halved to represent typical rates for recreational and second home communities.
- [8] Estimated corrected vacancies in excess of desirable market area rates.
- [9] The vacancy adjustment figure recognizes that existing vacant units in each variety can be used to meet housing needs of all incomes.

Inventory of Vacant Parcels:

Housing Element law requires an inventory of parcels on which future housing needs can be developed be included in the Element. This requirement is established so that the holding capacity of the community can be assessed against the future construction needs consistent with the time frame for the plan (1994-1996). Table HE-11 shows the parcels available to meet future housing needs.

The Table reflects [1] finished lots with services available, and [2] maximum zoning limits of 2 units per acre. The two units are questionable since the property is limited by intense topography, poor access and lack of immediately available services. There are no vacant medium or high density parcels available.

TABLE HE-11 Inventory of Vacant Residentially Suited Lands		
General Plan Designation	# Available	Location
Low Density	957	Throughout Community
Medium Density	N/A [1]	
High Density	N/A [1]	
Medium Low Density	34 acres [2]	Adjacent to Railroad Canyon Road southwest corner of City
Total	1025 [2]	

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CONSTRAINTS ON THE PRODUCTION OF HOUSING:

Local government cannot mitigate many of the constraints to production of housing. This is especially true of those constraints resultant from federal or state economic decisions.

Governmental Constraints

The City of Canyon Lake recognizes its responsibility to attempt to meet mandates for housing production. In doing so it also recognizes that such production must occur within the framework of responsibility for maintaining community integrity, quality of life, protection of the natural environment, and impacts new housing has upon the infrastructure.

Federal and state constraints exist in changing funding policies and priorities. The trend has been to de-emphasize their involvements and programs. Local government is left with a mandate to perform without access to funds or other assistance. It is likely that funding will be forthcoming in the near or mid-term.

The need to be fiscally responsible or competitive sets up conflict for local communities in attempting to meet mandated housing responsibilities. Cities are forced, because of state failures to properly budget, to depend more on sales tax or special revenues to meet their day to day obligations let alone extend their scarce resources to housing programs. Economic viability and survival are powerful forces which can reduce a city's effectiveness in meeting housing needs.

The City does not require architectural review for residential projects. The POA provides plan review for areas within the gated community.

Because Canyon Lake is a small community it has limited resources and does not have a need for typical multi-departmented structure of most cities. The City is a contract city and hires professional firms to perform services. This right-sizing concept allows minimization of time in discretionary reviews. Typical time lines for most discretionary reviews are given in the following matrix. Timing is expressed in ranges since the more complex an application, the greater time factors for review and analysis.

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APPLICATION TIME LINE MATRIX

APPLICATION	REVIEW TIME
Tract Map	4-6 months
Parcel Map	3 months
Conditional Use Permit	3-4 months
Plot Plans	2-3 months
Public Use Permits	3-4 months
Variance	2-3 months
Zone Change	4-6 months
Development Agreement	4-6 months
Specific Plan	6-12 months
General Plan Amendment	6-12 months

NOTE: Times specified in the matrix are for guidance purposes. Some applications may be completed in short order while others are more complex and may involve greater time commitments than represented here.

Land Use/Zoning

The general plan land use chapter establishes the location and intensity of all land uses within Canyon Lake. The plan reflects the conditions resultant from the approved master subdivision and zoning of the community area prior to incorporation. Since the City is nearly built out and is subject to the approved subdivision plan, there is little opportunity to develop new housing.

Zoning regulates the use, intensity, density, design standards, compatibility of various land uses to reflect community goals and objectives. At incorporation, the City inherited the regulations of Riverside County (ORD 348-Zoning) which governed land use and development within the City. The City adopted one major change of zone since its incorporation in order to preserve natural resources and recreational areas from premature development in keeping with environmental habitat issues affecting the sub-regional area. The review of all projects within the City continues to be subject to those zoning regulations and will continue, subject only to minor modifications in the future.

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The proposed land use table contained in the land use element on pages III-7 & 8 is identical to the adopted zoning plan, which is consistent with the master planned development.

Building and development standards for each residential zone are shown in the following Zoning Matrix.

RESIDENTIAL ZONING MATRIX

ZONE	LOT SIZE	DU SIZE	HEIGHT (1)	LOT COVERAGE	DENSITY	SET- BACKS	PARKING (1)
R-1	7200 s.f.	N/A	40 ft. 3 story	60%	6.05/acre	20-front 10-rear 3-5 side	2
R-1-20	20 acres	N/A	40 ft. 3 story	N/A	1/20 acre	same as above	2
R-2-5000	5000 s.f.	750 s.f.	40 ft. 3 Story	60%	8.7/acre	same as above	based upon bedrooms 1.5-2.75/du
R-3	7200 s.f.	750 s.f.	50 ft. 75 by exception	50%	18/acre	10-front 5-sides 10-rear	same as above
R-A-2.5	2.5 acres	450 MH	40 ft.	N/A	0.4du/acre	20-front 5-side 10-rear	2
R-T	7200 s.f. in subdivision 2500 min in parks	450MH	N/A	65%	6.05/acre to 17/acre	10-front 5-side 5-rear	2
R-R	½ acre	N/A	40 ft.	N/A	2/acre	20-front 5-side 10-rear	2

NOTE: (1) Exceptions may be granted.

Building and Construction Codes

Building and construction codes and their administration and enforcement can present some constraints. These codes are intended to protect against fire, structure failures, unhealthy conditions or other safety considerations. Upon incorporation, the city adopted the county

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regulations for building and safety which included the Uniform Codes. These codes establish minimum construction standards as applied to all forms of buildings. Because these codes address minimum standards, cities are unable to adopt reductions in quality of the standards thus affecting to some extent the cost of housing development. Cost of buildings does not seem to be unduly increased through application of the codes although certain state standards such as energy regulations may. Enforcement occurs on a complaint basis, with the building inspector reviewing the site and advising of corrective actions. Given the relative age of the structures in the city, a strong remedial enforcement program is not envisioned since quality of the housing stock is quite high.

Fee Constraints

Fee constraints are difficult to assess although they can affect housing costs in some market areas. Fees are assessed under the premise of development paying for itself, and that the fees should be spread as equitably as possible. State law requires that fees charged represent the reasonable relationship to the actual costs incurred by the city to provide the service requested. These fees generally include fees for permit issuance, land use reviews, inspection services, and environmental services. Other fees which affect housing may be imposed by other jurisdictions, such as schools, utility, flood control, parks and recreation, and social service districts. The latter are beyond the City's control and must be monitored to assess impacts on all varieties of development, not just housing. The appendix to the general plan contains a listing of adopted City fees.

The bulk of the city adopted fees are based on actual costs. A deposit is made, and the work is performed with hourly rates for the personnel required to service the application charged against the deposit. The city contracts services thereby reducing overhead costs while allowing it to negotiate the best rates in order to keep impacts and fees low. This in part helps to keep housing costs lower. This fee system provides incentives to proponents to insure they prepare above average plans. Improved packages reduce review time and provide savings in time and money for the applicant and subsequent consumer.

Land Availability

The issue of land availability is critical to the development of residential uses to meet housing needs. Canyon Lake has no residential lots or parcels available for development that are not privately owned or are not already committed either due to prior development or restricted zoning. The uncommitted acreage which exists is designated for rural residential use under the existing RR zone. This zone in reality is a mixed use zoning which allows very low density residential uses at two per acre, open space uses, limited commercial uses and some public use. These parcels have limited to poor access and do not contain streets or other infrastructure necessary to develop economical housing. These parcels exhibit topographic and other features which may not be conducive to economic residential development. Development of these parcels in commercial uses would increase employment

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opportunities in the community and help to meet better jobs/housing balance and reductions to air quality impacts which are competing mandates the city experiences. Consideration may be given to a project or projects which can incorporate mixed use on the sites as a means of providing some additional housing opportunities.

Land costs vary considerably in the community depending upon location. Parcels closer to the lake have higher values. Properties higher on the hill have a higher value because of view. A random survey was made of available properties to determine land costs as a factor of development. The survey found a range in sales prices from \$10,000 to \$200,000 per parcel. Average cost per lot was \$57,000. It must be noted that these costs are for improved land with streets, sewers, water, gas, and electric installed.

Financing

Financing costs are beyond local control. Interest rates are a function of national policies and economic conditions and decisions. Lower interest rates increase the affordability of housing opportunities for all income levels. More conservative lending processes used by finance institutions over the last several years have affected construction loans thereby affecting market costs. Such factors continue to affect housing throughout the region and California.

Infrastructure

The availability of infrastructure is critical to affordability for development of new housing. The City has all infrastructure in place necessary to develop approved vacant residential lots. Thus, these lots can be more reasonably developed than new parcels. Expansion of the residential inventory will require major land use redesignation and infrastructure development in areas with significant constraints which will increase costs and reduce affordability.

Because the city was created by master plan efforts, all infrastructure exist to permit maximum utilization of zoned areas. Sufficient capacity exists to meet demands. Therefore, development cost per unit are lower since the developer does not have to extend utilities.”

Jobs/Housing Balance

Canyon Lake suffers from a lack of adequate employment within the community. This balance is a ratio of jobs in the community to housing units. Currently, the city experiences a ratio of .19 jobs per housing unit, or .24 per household. This ratio is evidence of the residential character of the community and the commuter nature of its workforce. As a function of meeting air quality goals, this ratio provides incentive for the city to develop land use policies which support long term improvement in commercial or service opportunities.

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Programs to Participate in for Affordable Housing

In order to insure the widest possible opportunity to develop affordable housing in the City, the following federal and state programs will be pursued to the extent that the city may qualify.

TABLE HE-12
Canyon Lake Use of Federal and State Housing Programs

PROGRAM	DESCRIPTION	OBJECTIVE
FEDERAL:		
Community Development Block Grant	Federal funds used to benefit low and moderate income households.	Assist in construction improvements
Home reconstruction	Increase supply of affordable housing	Rehabilitation, new construction, rental assistance
Hope	Planning/Implementation Funds	Home Ownership
Low Income Housing Preservation Housing and Residential Home Ownership Act	Incentives for acquisition of at risk units	Preserve affordable housing
Farmers Home Administration Program (CHAP)	Equity mortgage loans (up to 49%)	Home Ownership
STATE:		
California Housing Rehabilitation Loans and owner	Rehabilitation loans	Improve rental housing quality
OTHER:		
Mortgage Revenue Bonds	Funds to write down interest rates	Leverage City's available funds for various housing programs
Section 811 Funds	Interest free advances to private housing with non-profit sponsors	Finance rental support services for disabled

Source: City of Canyon Lake 1995

Community Housing Plan:

The community housing plan is outlined within Table HE-13.

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TABLE HE-13
Community Housing Plan

ITEM	ACTION	RESPONSIBLE AGENCY	TIMING
RECOGNIZE NEED FOR HOUSING	Compile and maintain up to date statistics on housing and population for the City.	Planning Staff	Annually
	Consider effects of new data and programs during annual general plan reviews.	Planning Staff City Council	Annually
ROLE IN PROVISION OF HOUSING	Coordinate with County Housing Authority to maintain lists of owners interested in housing program participation.	Planning Staff	Annually
	Make Housing Authority literature available at public counter.	City Manager	Ongoing
	Designate two employees to be responsible for referrals to County housing programs.	City Manager	January 1996 and succeeding years.
	Work with SCAG and WRCOG to identify realistic housing allocations for the city.	Planning Staff City Manager	Ongoing
PROVISION OF SITES	Develop incentives for provision of affordable housing such as a density bonus program as established by state law.	City Council Planning Staff	September 1996
	Adopt fast track services for permit issuance.	All Departments	Ongoing
	Consider mixed use projects which incorporate a housing component on a priority basis.	Planning Staff Building and Safety	Ongoing

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ITEM	ACTION	RESPONSIBLE AGENCY	TIMING
	Allow development of "granny units" or second unit housing within low density single family zones as required by State law.	Planning Agency	Ongoing
	Provide timely review of discretionary and non-discretionary residential development requests.	All Departments	Ongoing
	Review fees and assessments to insure they are designed to cover but not exceed actual costs to process residential housing requests.	City Council City Manager and Department Heads	Annually
	Encourage state and federal funding increases for housing assistance programs.	City Council	Ongoing
	Leverage City funding sources with state and federal funding to facilitate provision of affordable housing stock.	City Manager Planning Agency	Ongoing
	Cooperate with Riverside County Housing Authority to administer Section 8/voucher programs and public housing programs within the City.	City Council	Annual/Ongoing Initiate by July 1996
ASSISTED HOUSING	Discourage conversion of affordable housing units to nonresidential uses.	Planning Agency	Development reviews

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ITEM	ACTION	RESPONSIBLE AGENCY	TIMING
	Establish agreements with Riverside County Housing Authority to operate cooperative programs for housing assistance.	City Manager City Council	Initiate by July 1996 Ongoing
	Utilize, to the extent necessary, all federal, state and alternative funding sources to preserve affordable housing.	Planning Agency	Ongoing
	As part of General Plan annual review, monitor existing programs to preserve assisted housing as required by Government Code Section 65583(d).	Planning Staff City Council	Annually
HOUSING PRESERVATION	Continue to cooperate with the POA to maintain high quality property maintenance.	All Departments	Ongoing
	Identify property improvement programs to assist property owners in preserving existing housing stock in an effort to meet affordability standards.	Planning Staff	Implement by November 1996
	Develop local maintenance advisory service to assist residents in determining sound maintenance practices to preserve housing.	Building and Safety	Implement by November 1996
	Continue to enforce adopted codes and abate code violations and nuisances.	All City Departments	Ongoing

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ITEM	ACTION	RESPONSIBLE AGENCY	TIMING
	Work with State Franchise Tax Board to enforce provisions of Revenue and Taxation code sections 17299 and 24436.5 to prohibit owners of substandard rental housing from claiming depreciation, amortization, mortgage interest and property tax reductions on state income tax.	City Departments, as necessary	Ongoing
SPECIAL NEEDS HOUSING	Promote development and rehabilitation of housing for the elderly.	Planning Agency	Ongoing
	Promote development and rehabilitation of housing for the disabled.	Planning Agency Building and Safety	Ongoing
	Participate with regional or sub-regional efforts to provide adequate shelter for the homeless or those threatened with homelessness.	Planning Agency	Ongoing
	Work with the County Housing Authority and private organizations to develop a home sharing program to match people in need of housing with homeowners that need assistance.	Planning Staff	Develop program by November 1996; Implement by January 1997.
	Coordinate with the County to obtain emergency shelter grants for the homeless from HUD to provide shelter to homeless in times of emergency.	City Manager	Ongoing

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ITEM	ACTION	RESPONSIBLE AGENCY	TIMING
	Support increased federal and state funding for homeless shelter programs.	City Manager	Ongoing
	Consider developing programs to assist, by grant or loan, provisions for access for the disabled to existing residential units.	Planning Agency Building and Safety	Complete feasibility study by November 1996
HOUSING DISCRIMINATION	Utilize services of the county to operate a fair housing program to include investigation of complaints and public information.	City Manager	Ongoing
	Insure that local lenders comply with the intent of the Community Reinvestment Act of 1977 with regard to anti-redlining. Review City deposit practices insuring that funds do not remain on deposit in an institution that practices redlining.	City Manager	Ongoing

CHAPTER NINE

NOISE ELEMENT

CHAPTER NINE:

■ NOISE ELEMENT ■

INTRODUCTION

Noise is a key factor in the quality of life in a community. High noise levels can cause stress and irritation and must be controlled to preserve community quality. Residents can be protected from potential hazards by identifying threatening situations and taking steps to limit such situations in populated areas. Developing effective strategies to reduce excessive noise is essential for a safe and harmonious living and working environment.

The Noise Element is a comprehensive program to identify and temper environmental factors that potentially threaten community health and safety. By addressing noise early in the planning process, the City can avoid the creation of critical situations. The Noise Element contains policies and strategies to regulate existing and proposed development located in hazard areas. Guidelines are established to protect residents from excessive noise and ensure that noise-generating uses will be separated from uses where quiet conditions are valued.

In order to limit human exposure to physically and/or psychologically damaging noise levels, State law requires cities to include a Noise Element in their General Plans. Consistent with this requirement, Riverside County and its municipal governments have established standards and ordinances to control noise. Upon incorporation Canyon Lake adopted these ordinances.

DISCUSSION

Noise, as defined in this element, is generally unwanted sound or levels of sound which is considered unpleasant and bothersome. Unwanted noise can affect people both physically and psychologically. In addition, people are usually more sensitive to noise during the evening and night-time hours than during the day due to reduced activities, fewer noise emitting sources and the need for rest. Especially noise sensitive uses include residential units, libraries, churches, hospitals and schools.

The California Department of Health Services (DHS) Office of Noise Control has studied the correlation of noise levels and their effects on different land uses. As a result, the DHS has established categories for judging the severity of noise intrusion on specified land uses. These are presented in Table NE-1, Noise and Land Use Compatibility Matrix. The table serves as a reference to guide land use decisions.

Noise in the "normally acceptable" range places no undue burden on receptors and would need no mitigation. As noise rises into the "conditionally acceptable" range, some mitigation of exposure, as established by an acoustic study, is normally warranted. When noise intrusion is so severe that it is classified "normally unacceptable" it requires extraordinary noise reduction measures to avoid disruption. Noise in the "clearly unacceptable" range is so severe that it cannot be mitigated.

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LAND USE CATEGORIES	COMMUNITY NOISE EQUIVALENT LEVEL CNEL						
	55	60	65	70	75	80	
Residential - Single Family, Multi-family, duplex	A	A	B	B	C		
Residential - Mobile homes	A	A	B	C	C		
Transient Lodging - Motels, Hotels	A	A	B	B	C	C	
Schools, Libraries, Churches, Hospitals, Nursing Homes	A	A	B	C	C		
Auditoriums, Concert Halls, Amphitheaters, Meeting Halls	B	B	C	C			
Sports Arenas, Outdoor Spectator Sport, Amusement Parks	A	A	A	B	B		
Playgrounds, Neighborhood Parks	A	A	A	B	C		
Golf Courses, Riding Stables, Cemeteries	A	A	A	A	B	C	C
Office and Professional Buildings	A	A	A	B	B	C	
Commercial Retail, Banks, Restaurants, Theaters	A	A	A	A	B	B	C
Industrial, Manufacturing, Utilities, Wholesale, Service Stations	A	A	A	A	B	B	B
Agriculture	A	A	A	A	A	A	A

Legend

- Zone A - Clearly Compatible - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
- Zone B - Conditionally Acceptable - New construction or development should be undertaken only after detailed analysis of the noise reduction requirement is made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.
- Zone C - Normally Incompatible - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

Note: Shaded areas indicate new construction or development should generally not be undertaken.

Source: J.J. Van Houten & Associates

TABLE NE-1
NOISE AND LAND USE COMPATIBILITY

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Noise levels are usually estimated and stated in terms of the community noise equivalent level (CNEL) or day-night average level (Ldn). Estimates are based on noise monitoring following generally accepted noise modeling techniques. Noise contours serve as a guide for establishing a pattern of land uses that will minimize the exposure of people to excessive noise.

Community noise levels most often are measured in terms of the "A-weighted decibel," abbreviated dBA. A-weighted is a frequency correction that correlates overall sound pressure levels with the frequency responses of the human ear. Other units of measurements have been developed to evaluate the long term characteristics of sound. Several rating scales have been developed for describing noise exposure over a long period of time (time-averaged measurement). The three most commonly used descriptors are the energy equivalent noise level (Leq), the day-night average noise level (Ldn), and the Community Noise Equivalent Level (CNEL).

The human response to environmental noise is subjective and varies considerably from individual to individual. The effect of noise can range from interference with sleep, concentration and communication, to physiological and psychological stress. Table NE-2 provides noise levels from various point sources and environments and shows the average human response to these levels.

TABLE NE-2

SOUND LEVELS AND HUMAN RESPONSE		
SOURCE/ENVIRONMENT	dBA	AVERAGE HUMAN RESPONSE
Civil Defense Siren at 100 Feet	140	Physically Painful
	135	
Military Jet Takeoff at 50 Feet	130	
	125	
	120	Discomforting
Jet Takeoff at 200 Feet	115	
Auto Horn at 3 Feet	110	
Rock Music Concert	105	Hearing Damage
Power Mower at 3 Feet	100	Very Loud
Garbage Truck	95	
	90	
Motorcycle at 25 Feet	85	
	80	
Freight Train at 50 Feet	75	
Freeway Traffic at 50 Feet	70	Moderately Loud
	65	
	60	Intrusive
	55	
	50	
Normal Conversation at 5 Feet	45	Quiet
Average Office	40	
	35	
	30	
Library	25	Very Quiet
Soft Whisper at 15 Feet	20	
	15	
	10	
	5	Just Audible
Leaves Rustling	0	Threshold of Hearing

Source: Handbook of Noise Measurement, by Arnold P.G. Petersen and Ervin E. Gross, Jr., 1963; William Bronson, "Ear Pollution", California Health (October 1971); Federal Highway Administration.

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Noise Intrusion

The intrusive nature of noise resultant from various activities is only one contributing factor to the impacts noise can have on a community.

The duration of noise determines the intensity of the reaction to noise as well. Often there will be noise generated that exceeds the established requirements for a community or specific use, however, the excess only takes place for a short amount of time during a twenty-four hour time period. Examples of intrusive noise generators that do so over short and/or sporadic periods of time include emergency vehicles, certain construction activities, security alarms, and street sweepers. These situations, though intrusive, are acceptable due to the short duration of the situation.

Regulatory and Legal Basis of Noise Element

The noise element complies with the revised state guidelines for the General Plan noise element mandated by the State of California Government Code Section 65301(f) and Health and Safety Code Section 46050.1. Future noise conditions from short and long-term growth are quantified as noise exposure contours. This noise information serves as the basis to develop guidelines for compatible land uses. See appendix for detailed code sections.

The California Commission of Housing and Community Development officially adopted noise insulation standards in 1974. In 1988, the Building Standards Commission approved revisions to the standards (Title 24, Part 2, California Code of Regulations). As revised, Title 24 establishes an interior noise standard of 45 dB for residential space (CNEL or Ldn). Acoustical studies must be prepared for residential structures to be located within noise contours of 60 dB or greater (CNEL or Ldn) from freeways, expressways, parkways, major streets, thoroughfares, rail lines, rapid transit lines, or industrial noise sources. The studies must demonstrate that the building is designed to reduce interior noise to 45 dB or lower (CNEL or Ldn). Residential buildings constructed in the City since 1988 are subject to Title 24 standards.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Noise Element must be consistent with the other General Plan elements. Each element is independent and all the elements comprise the General Plan. All elements of the General Plan are interrelated to a degree, and certain goals and policies of each element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a strong basis for implementation of plans and programs and achievement of community goals.

The Noise Element relates most closely to the Land Use and Circulation Elements.

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Policies and plans in the Noise Element are designed to protect existing and planned land uses identified in the Land Use Element from hazards and excessive noise. The distribution of residential and other sensitive land uses on the Land Use Policy Map is designed to avoid areas where hazardous or noisy conditions have been identified.

The Noise Element is linked to the transportation policies in the Circulation Element. Transportation noise is largely responsible for excessive noise levels in certain locations in urban environments. Noise exposure must be a key consideration when locating and designing new roadways as well as approving construction of new structures.

The Noise Element also relates to the Open Space and Conservation Elements. Excessive noise can diminish enjoyment of parks and open space, and noise information should be considered in planning new residential areas. Open space areas can be used to buffer noise-sensitive land uses from noise producers.

RELATIONSHIP TO COMMUNITY

Certain portions of the planning area are subject to high noise levels. The consideration of the sources and recipients of noise early in the land use planning process is an effective method of minimizing the impacts of noise on the community's population. Areas already impacted by noise can also have noise reduced through rehabilitative improvements.

In order to limit human exposure to physically and/or psychologically damaging noise levels, the State of California, through the State General Plan Guidelines noted previously, requires that cities include a Noise Element in their General Plan. Consistent with this requirement, various county and municipal governments establish standards and ordinances to control noise.

Canyon Lake is clearly a unique environment for noise analysis. Almost without fail, one can find all of the land use categories referenced in Table NE-1. What becomes evident is that the recreational lifestyle focused on the lake generates noise that is acceptable to owners, by choice, even though in a general planning context that noise level would not be compatible in most communities.

Planning for land use compatibility (Housing, Circulation, and Open Space) requires that sensitive receptors be identified and that land uses be sited to support acceptable interior and exterior noise levels. Where siting cannot achieve acceptable noise levels, development may be deemed appropriate if mitigation techniques such as soundwalls and insulating building materials can be employed to reduce noise to acceptable levels. Some types of land uses are inherently more sensitive to ambient noise levels due to both activities involved with these land uses and the amount of insulation from and exposure to various noise levels. These sensitive receptors include residences, hospitals, nursing homes, childcare facilities, schools, libraries, motels and hotels, and outdoor recreational areas.

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The 65 CNEL is generally considered the maximum exterior level acceptable for these uses. Sensitive land uses are permitted in areas with ambient noise levels in excess of 65 CNEL if mitigation is provided to reduce interior noise level to 45 dB or less.

Sources of Noise Affecting Community

Roadways

Railroad Canyon Road is the main thoroughfare through the City of Canyon Lake and one (1) of only two (2) public roads in the City. It is expected to be the only major roadway in future years. It traverses the city in an east-west direction from the westerly city limit approximately 9,435 feet to Goetz Road. It is a four lane roadway for about 7,435 feet, has a 700 foot transition to two lanes, and is two lanes for about 1300 feet. The existing Average Daily Tripload (ADT) on Railroad Canyon Road is 18,100 vehicles from Canyon Lake Drive South to the westerly city boundary and 14,000 vehicles from Canyon Lake Drive South to Goetz Road. The ambient sound level along Railroad Canyon Road is currently at or above the County's 65 CNEL standard at 50 feet from centerline and attenuates at a rate of approximately 3-4.5 dBA per doubling of distance.

In the future (Year 2010) the noise levels, with the expansion of Railroad Canyon Road are expected to exceed the County of Riverside 65 CNEL standard at up to 199 feet from the centerline of Railroad Canyon Road.

Plans for the improvement of Railroad Canyon Road were approved in 1992. Until 1969 the roadway existed as a two (2) lane major street. In March of 1969 the road was increased to a width of four (4) lanes. The road widening project was recognized as necessary for regional circulation to accommodate larger scale developments of Specific Plans within the County and Lake Elsinore. The portion of Railroad Canyon Road westerly of Cottonwood Hills Drive was widened through the joint efforts of the County and City of Lake Elsinore. The expansion of Railroad Canyon Road through the City of Canyon Lake perpetuates the improved capacity and condition of the roadway to Goetz Road.

The roadway expansion improvements through the City of Canyon Lake include widening the road to accommodate four (4) lanes (A portion through right-of-way acquisition), altering the roadway elevations, roadway lighting, sidewalks, bicycle paths and sound walls. The mitigation measures recognize and require the inclusion of sound attenuation walls when these projects begin to construct. Current improvements are completing the initial design for Railroad Canyon Road. Figure NE-1 shows existing noise contours and Figure NE-2 shows noise contours upon completion of roadway improvements.

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TABLE NE-3
TYPICAL CONSTRUCTION EQUIPMENT NOISE (dBA)

EQUIPMENT TYPE		NOISE LEVEL AT 50 FEET	
		W/O Noise Control	With Noise Control
EARTHMOVING	Front Loaders	79	75
	Backhoes	85	75
	Bulldozers	80	75
	Tractors	80	75
	Scrapers	88	80
	Graders	85	75
	Trucks	91	75
	Pavers	89	80
MATERIALS HANDLING	Concrete Mixers	85	75
	Concrete Pumps	82	75
	Cranes	83	75
	Derricks	88	75
STATIONARY	Pumps	76	75
	Generators	78	75
	Compressors	81	75
IMPACT	Pile Drivers	101	95
	Jack Hammers	88	75
	Rock Drills	98	80
	Pneumatic Tools	86	80
OTHER	Saws	78	75
	Vibrators	76	75

Source: Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, Bolt Beranek, and Newman, U.S. Environmental Protection Agency, December 31, 1971.

Construction

Construction noise represents a short-term impact on ambient noise levels. A listing of typical construction equipment noise levels is presented in Table NE-3. Noise generated by construction equipment can often reach high episodic levels. Pile drivers, drills, trucks, pavers and a variety of other equipment can create extremely high noise levels, but usually for short, sporadic periods of time. Noise from localized sources typically fall off by about 6 dBA with each doubling of distance from source to receptor. Receptors located within about 1,400

feet of a construction site would experience outdoor noise levels greater than 60 dBA during the noisiest phases of construction. Noise associated with construction can often disturb the concentration and communication of nearby residents and pedestrians.

Aircraft

Aircraft noise generally affects areas within the airport vicinity during takeoffs and landings and areas located within the flight patterns. Airborne noise sources in the City of Canyon Lake include flight patterns from March Air Force Base located to the north. The Air Installation Compatible Use Zone (AICUZ) Report shows the noise contours for the aircraft activity down to a level of 60 CNEL. The noise levels for the flight patterns over the City of Canyon Lake are well below the 60 CNEL measurement. Therefore, the noise impacts on the community from aircraft are not significant and do not require mitigation under current conditions.

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Changes of mission profiles and aircraft types could create different patterns for overflights with corresponding noise contour changes. Figure NE-3 shows the overflight patterns and decibel contours affecting Canyon Lake.

Lake

The recreational use of the lake generates noise. However, the seasonal variation of use has effect on the noise levels. The Property Owners Association (POA) has surface rights and control authority by virtue of its standing lease. The POA makes use of two measures, which help reduce noise to acceptable levels. In the mitigation measures the POA uses "almanac hours" referring to the use of the Farmer's Almanac to determine the hours of sunrise and sunset.

- Speed Limits - 35 mph in ski area during almanac hours - sunrise to sunset; 5 mph or less in the ski area during almanac hours - sunset to sunrise; 5 mph or less in all other areas.
- No boat shall operate with excessive noise or without mufflers. Motors must be equipped with adequate water-cooled and water muffled systems. Noise level must not exceed standards set in Harbor and Navigation Code, Section 654.05.

Noise related to the lake use is a result of power boating, water skiing, swimming, and similar water contact sports.

Neighborhood/Commercial Areas

Noise is also directly attributable to various machines and power tools, music amplification, and televisions. The following is a partial listing of noise emitters common to the residential and commercial areas in the City of Canyon Lake.

General Buildings	-	Heating Equipment, Ventilating and Air Conditioning Equipment
Residential Areas	-	Pool Equipment, Shop Equipment, Stereos, Televisions, Musical Instruments, Power Mowers, Leaf Blowers, Motorcycles, and Pets








FIGURE NE-3

**March AFB Area
Noise Zones
and
Accident Potential Zones
- DNL -**

Legend:

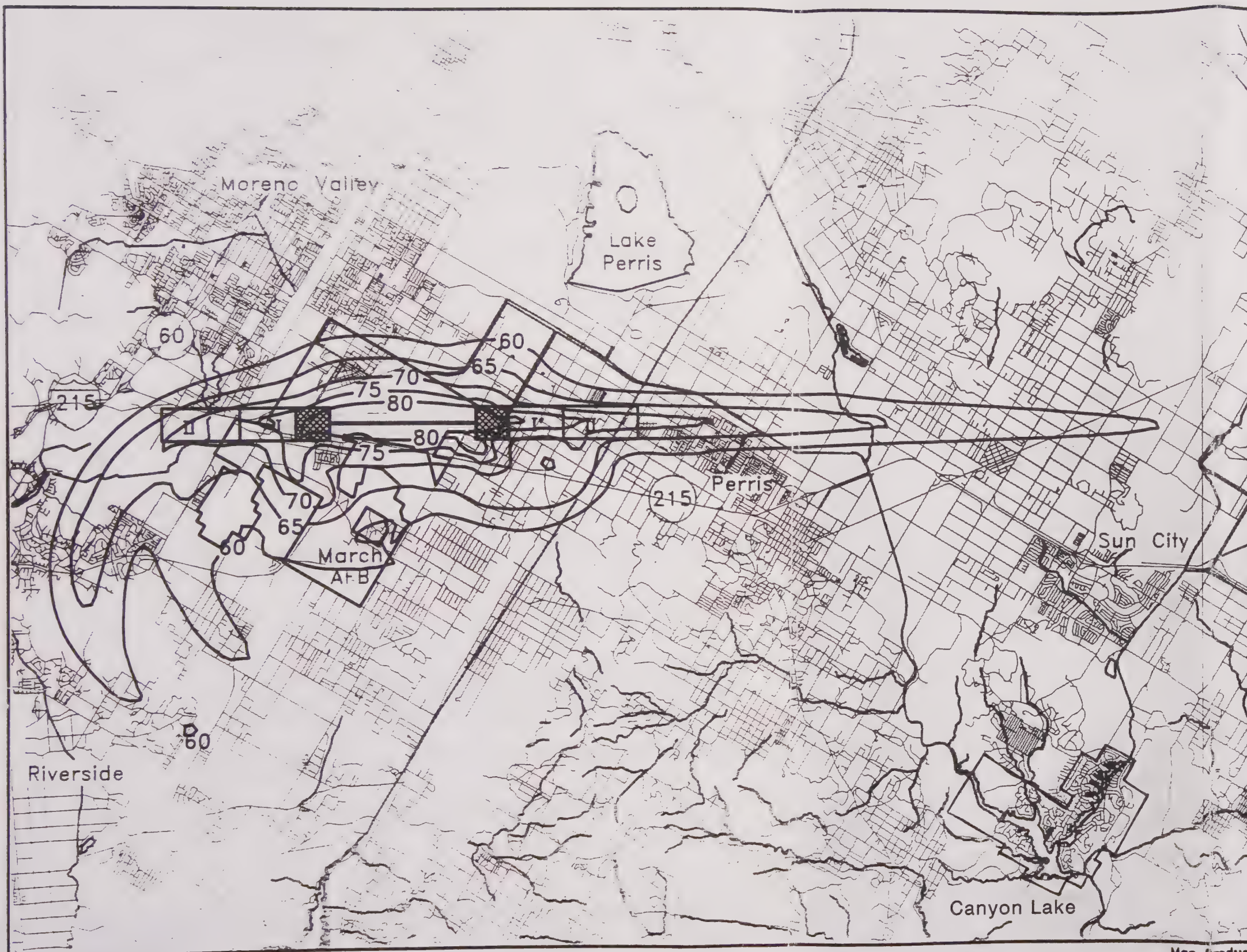
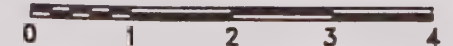
-  Clear Zone
-  Accident Potential Zone I
-  Accident Potential Zone II

SOURCES:

- (1) Bureau of the Census
TIGER/Line Data - 1990
- (2) NOISEMAP Version 6.0 - 1992



GRAPHIC SCALE IN STATUTE MILES



Map Produced By: Spectrum Sciences & Software, Inc.

GOALS, POLICIES, AND STRATEGIES

GOALS:

- NEG-1** **Create an environment that protects noise sensitive land uses through siting and construction techniques.**
- NEG-2** **Provide for identification, evaluation and control of noise sources.**

POLICIES:

- NEP-1** All land uses shall be provided the maximum protection from intrusive and hazardous noise.
- NEP-2** Land use compatibility standards shall be used when siting potential noise generating uses.
- NEP-3** The City Planning Department shall serve as the Noise Control Coordinator.
- NEP-4** Noise complaints shall be monitored consistent with established standards.
- NEP-5** Excessive noise beyond the established standards shall be considered a public nuisance.

STRATEGIES:

- NES-1** Require all new structures to comply with sound attenuation standards established by state and local law for residential, commercial and recreational uses.
- NES-2** If programs become available to assist property owners to retrofit structures to provide sound attenuation improvements.
- NES-3** Require that intensive uses and major highway projects provide sound barriers for the protection of abutting properties such that resulting noise levels shall not exceed those experienced prior to the development.
- NES-4** Establish a noise ordinance to set standards for acceptable noise levels and mitigation for them.
- NES-6** Continue to administer California Noise Insulation Standards.

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- NES-7* When determined necessary, require new development to submit noise evaluation reports prior to approval of plans for construction of facilities or structures.
- NES-8* Monitor operational changes to March AFB which could alter existing patterns or levels of noise and work cooperatively with appropriate agencies to minimize those impacts.

APPENDICES

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SECTION I.

GOVERNMENT CODE EXTRACTS

LAND USE California Government Code Section 65302(a) specifies that the community general plan shall contain a land use element. This section requires:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberline production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title."

CIRCULATION California Government Code provides the basis for design and development of a circulation element. The following section addresses requirements for the circulation element.

65302(b) "A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element."

OPEN SPACE California Government Code Article 10.5 specifies an Open Space Plan must be created for each community. The following sections address definitions, policies, intent, implementation, consistency and agricultural lands.

Section 65560 (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection and enhancement of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

CONSERVATION Government Code Section 65302(d) requires each city and county to prepare a conservation element for inclusion in its General Plan. This section requires:

"A conservation element for the conservation, development and utilization of natural resources including water and its hydraulic force, forests, soils, rivers, and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:

- (1) The reclamation of land and waters.
- (2) Prevention and control of the pollution of streams and other waters.
- (3) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (4) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (5) Protection of watersheds.
- (6) The location, quantity and quality of the rock, sand and gravel resources.
- (7) Flood control."

SAFETY California Government Code Section 65302(g) specifies that the community general plan shall include a safety element. This section requires:

"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road width and clearances around structures, as those items relate to identified fire and geologic hazards."

HOUSING

Article 10.6. Housing Elements

65580. Policy

The legislature finds and declares as follows:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low-and moderate income households requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that in carrying out this responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

65581. Intent

It is the intent of the Legislature in enacting this article:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

65582. Definitions

As used in this article:

(a) "Community," "locality," "local government," or "jurisdiction" means a city, city and county, or county.

(b) "Council of governments" means a single or multi-county council created by a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) or Division 1 of Title 1.

(c) "Department" means the Department of Housing and Community Development.

(d) "Housing element" or "element" means the housing element of the community's general plan, as required pursuant to this article and subdivision (c) of Section 65302.

(e) "low-and moderate-income households" means persons and families of low or moderate incomes as defined by Section 50093 of the Health and Safety Code.

[Amended, Chapter 1441, Statutes of 1990]

65583. Housing element content

The Housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove government constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.

(5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect for residential development.

(8) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contract, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and non-elderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded project, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project by project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for the purposes and which could be available for use in preserving assisted housing developments.

(b)(1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objective shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low and low-income households. For purposes of this paragraph, the phrase "use by right" shall mean the use does not require a conditional use permit, except when the proposed project is a mixed-use project involving both commercial and residential uses. Use by right for all rental multi-family residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

(2) Assist in the development of adequate housing to meet the needs of low and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

(6)(A) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(B) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency

will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) The analysis and program for preserving assisted housing developments required by the amendments to this section enacted by the Statutes of 1989 shall be adopted as an amendment to the housing element by July 1, 1992.

(e) Failure to the department to review and report its findings pursuant to Section 65585 to the local government between July 1, 1992, and the next periodic review and revision required by Section 65588, concerning the housing element amendment required by the amendments to this section by the Statutes of 1989, shall not be used as a basis for allocation or denial of any housing assistance administered pursuant to Part 2 (commencing with Section 50400) of Division 31 of the Health and Safety Code.

[Amended, Chapter 1030, Statutes of 1992]

65583.1. Alternatives for achieving compliance with state housing laws

The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for consistency with state law, may allow a local government to identify sites, as required pursuant to Section 65583, by a variety of methods, including, but not limited to, redesignation of property to a more intense land use category and increasing the density allowed within one or more categories. Nothing in this section reduces a local government's responsibility to identify, by income category, the total number of sites for residential development as required by this article.

[Article, Chapter 589, Statues of 1993]

65584. Regional housing needs

(a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the Department relative to the statewide need for housing, each council of government shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the Department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this

subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology to be used in calculating its share of the regional housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing needs. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the Department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c)(1) Within 90 days following a determination of a council of governments pursuant to subdivision (a), or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing needs.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d)(1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of the city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged in interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act, division 13 (commencing with Section 21000) of the Public Resources Code.

[Amended, Chapter 1441, Statutes of 1990]

65584.5.5. Transfer of regional housing needs to other entities

(a) A city or county may transfer a percentage of its share of the regional housing needs to another city or county, if all of the following requirements are met:

(1) Both the receiving city or county and the transferring city or county comply with all of the conditions specified in subdivision (b).

(2) The council of governments or the department reviews the findings made pursuant to paragraph (2) of subdivision (c).

(3) The transfer does not occur more than once in a five-year housing element interval pursuant to subdivision (b) of Section 65588.

(4) The procedures specified in subdivision (c) are met.

(b)(1) Except as provided in paragraph (5) in subdivision (c) of Section 65584, a city or county transferring a share of its regional housing needs shall first have met, in the current or previous housing element cycle, at least 15 percent of its existing share of the region's affordable housing needs, as defined in Section 65584, in the very low and lower income category of income groups defined in Section 50052.5 of the Health and Safety Code if it proposes to transfer not more than 15 percent. In no event, however, shall the city or county transfer more than 500 dwelling units in a housing element cycle.

(2) A city or county shall transfer its regional housing needs in the same proportion by income group as the jurisdiction has met its regional housing needs.

(3) The transfer shall be only between jurisdictions that are contiguously situated or between a receiving city or county that is within 10 miles of the territory of the community of the donor city or county. If both the donor community and receiving community are counties, the donor counties shall be adjacent to, in the same council of governments region as, and in the same housing market as, the receiving county. The sites on which any transferred housing units will be constructed shall be in the receiving city or county, and within the same housing market area as the jurisdiction of the donor city or county.

(4) The transferring and receiving city or county shall have adopted, and shall be implementing, a housing element in substantial compliance with Section 65583.

(5) The transferring city or county and the receiving city or county shall have completed, and provided to the department, the annual report required by subdivision (b) of Section 65400.

(c)(1) The donor city or county and receiving city or county shall, at least 45 days prior to the transfer, hold a public hearing, after providing notice pursuant to Section 6062, to solicit public comments on the draft contract, including its terms, conditions, and determinations.

(2) The transferring and the receiving city or county shall do all of the following:

(A) Adopt a finding, based on substantial evidence on the record, that the transfer of the regional housing need pursuant to the terms of the agreement will not cause or exacerbate racial, ethnic, or economic segregation and will not create a detrimental financial impact upon the receiving city or county.

(B) Adopt a finding, based on substantial evidence on the record, that the transfer of the regional housing need will result in the construction of a greater number of similar type dwelling units than if the transfer does not occur.

(3)(A) The transferring city or county and the receiving city or county shall enter into an agreement to transfer units eligible under subdivision (b). A copy of this agreement shall be sent to the council of governments and the department to be kept on file for public examination.

(B) The agreement shall include a plan and schedule for timely construction of dwelling units, including, in addition to site identification, identification of and time frames for applying for sufficient subsidy or mortgage financing if the units need a subsidy or mortgage financing, and a finding that sufficient services and public facilities will be provided.

(4) At least 60 days prior to the transfer, the receiving city or county planning agency and the transferring city or county planning agency shall submit to the department a draft amendment to reflect the identified transferred units. A transferring agency may reduce its housing needs only to the extent that it had not previously reduced its housing needs pursuant to paragraph (2) of subdivision (b) of Section 65583. A county planning agency that has its share of the regional housing need reduced pursuant to paragraph (5) of subdivision (c) of Section 765584 shall comply with this section. A receiving city or county shall, in addition to any other provisions of the article, identify in its housing element sufficient sites to meet its initial low- and moderate-income housing needs and sufficient sites to meet all transferred housing needs.

(5) The department shall review the draft amendment and report its written findings to the planning agency within 45 days of its receipt.

(6) The department's review shall follow the same procedure, requirements, and responsibilities of Sections 65583, 65585, 65587, and 65589.3. The court shall consider any written findings submitted by the department.

(d) No transfer made pursuant to this section shall affect the plans for a development that have been submitted to a city or county for approval 45 days prior to the adoption of the amendment to the housing element.

(e) No transfer made pursuant to this section shall be counted toward any ordinance or policy of a locality that specifically limits the number of units that may be constructed.

(f) The Attorney General or any other interested person shall have authority to enforce the terms of the agreement and the provisions of this section.

(g) For a period of five years after the transfer contract, and information on any dwelling units actually constructed, including the number, type, location, and affordability requirements in place for these units.

(h)(1) At least 60 days prior to the proposed transfer, the donor city or county shall submit the proposed agreement to the council of governments, or to the department if there is no council of governments that serves the city or county, for review. The governing board of the council or the director shall determine whether there is substantial evidence to support the terms, conditions, and determinations of the agreement and whether the agreement complies with the substantive and procedural requirements of this section. If the council or the director finds that there is substantial evidence to support the terms, conditions, and determinations for the agreement, and that the agreement complies with the substantive and procedural requirements of this section, the participating jurisdictions, may proceed with the agreement. If the governing board or the director finds that there is not substantial evidence to support the terms, conditions, and findings of the agreement, or that the agreement does not comply with the substantive and procedural requirements for this section, the board or the director may make recommendations for revising or terminating the agreement. The participating jurisdictions shall then include those revisions, if any, or terminate the agreement.

(2) The council of the director may convene a committee to advise the council or the director in conducting this review. The donor city or county and the receiving community shall pay the council's or the department's costs associated with the committee. Neither the donor city or county, nor the receiving city or county, may expend moneys in its Low and Moderate Income Housing Fund of its redevelopment agency for costs associated with the committee.

(3) Membership of the committee appointed pursuant to paragraph (2) shall include all of the following:

(A) One representative appointed by the director.

(B) One representative appointed by the donor agency.

(C) One representative appointed by the receiving community.

(D) Two low- and moderate-income housing advocates, appointed by the director, who represent those persons in that region.

(i)(1) The receiving city or county shall construct the housing units within three years of the date that the transfer contract is entered into pursuant to this section. This requirement shall be met by documenting that a building permit has been issued and all fees have been paid.

(2) Any portion of a regional share allocation that is transferred to another jurisdiction, and that is not constructed within the three-year deadline set forth in paragraph (1), shall be reallocated by the council of governments to the transferring city or county, and the transferring city or county shall modify its zoning ordinance, if necessary, and amend its housing element to reflect the reallocated units.

(3) If, at the end of the five-year housing element planning period, any portion of a regional share allocation that is transferred to another jurisdiction is not yet constructed, the council of governments shall add the unbuilt units to the normal regional fair share allocation and reallocate that amount to either of the following.

(A) The receiving city, if the three-year deadline for construction has not yet occurred:
or

(B) The transferring city, if the three-year deadline for construction has occurred.

(4) If the transferred units are not constructed within three years, the nonperforming jurisdictions participating in the transfer of regional shares allocations shall be precluded from transferring their regional shares, pursuant to this section, for the planning period of the next periodic update of the housing element.

(j) On or after January 1, 2000, no transferring city or county shall enter into an agreement pursuant to this section unless a later enacted statute, which is enacted before January 1, 2000, deletes or extends that date.

(k) If Article XXXIV of the California Constitution is applicable, the receiving city or county shall certify that it has sufficient authority under Article XXXIV of the California Constitution to allow development of units transferred pursuant to this section.

(l) The receiving city or county shall not, within three years of the date of the transfer agreement entered into pursuant to this section, or until transferred units are constructed, whichever is longer, enter into a contract to transfer units outside the territorial jurisdiction of the agency pursuant to this section.

(m) Communities that have transferred a portion of their share of the regional housing need to another city or county pursuant to this section shall comply with all other provisions of law for purposes of meeting the remaining regional housing need not transferred, including compliance with the provisions of Section 65589.5.

(n) As used in this section, "housing market area" means the area determined by a council of governments or the department pursuant to Section 65584, and based upon market demand for housing, employment opportunities, the availability of suitable sites and public facilities, and commuting patterns.

(o) This section shall not be construed to interfere with the right of counties to transfer shares of regional housing needs pursuant to paragraph (5) of subdivision (c) of Section 65584.

[Added, Chapter 1235, Statutes of 1994]

65585. Housing elements guidelines and state review

(a) In the preparation of its housing element, each city and county shall consider the guidelines adopted by the department pursuant to Section 50459 of the Health and Safety Code. Those guidelines shall be advisory to each city or county in the preparation of its housing element.

(b) At least 90 days prior to adoption of its housing element, or at least 45 days prior to the adoption of an amendment to this element, the planning agency shall submit a draft element or draft amendment to the department. The department shall review the draft and report its written findings to the planning agency within 90 days of its receipt of the draft in the case of an adoption or within 45 days of its receipt in case of a draft amendment.

(c) In the preparation of its findings, the department may consult with any public agency, group, or person. The department shall receive and consider any written comments from any public agency, group, or person regarding the draft or adopted element or amendment under review.

(d) In its written findings, the department shall determine whether the draft element or draft amendment substantially complies with the requirements of this article.

(e) Prior to the adoption of its draft element or draft amendment, the legislative body shall consider the findings made by the department. If the department's findings are not available within the time limits set by this section, the legislative body may act without them.

(f) If the department finds that the draft element or draft amendment does not substantially comply with the requirements of this article, the legislative body shall take one of the following actions:

(1) Change the draft element or draft amendment to substantially comply with the requirements of this article.

(2) Adopt the draft element or draft amendment without changes. The legislative body shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment without changes. The legislative body shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with the requirements of this article despite the findings of the department.

(g) Promptly following the adoption of its element or amendment, the planning agency shall submit a copy to the department.

(h) The department shall, within 120 days, review adopted housing elements or amendments and report its findings to the planning agency.

[Amended, Chapter 1441, Statutes of 1990]

65586. Deadline for adoption

Local governments shall conform their housing elements to the provisions of this article on or before October 1, 1981. Jurisdictions with housing elements adopted before October 1, 1981, in conformity with the housing element guidelines adopted by the Department of Housing and Community Development on December 7, 1977, and located in Subchapter 3 (commencing with Section 6300) of Chapter 6 of Part 1 of Title 25 of the California Administrative Code [repealed in 1982], shall be deemed in compliance with this article as of its effective date. A locality with a housing element found to be adequate by the department before October 1, 1981, shall be deemed in conformity with these guidelines.

65587. No extension of deadline

(a) Each city, county, or city and county shall bring its housing element, as required by subdivision (c) of Section 65302, into conformity with the requirements of this article on or before October 1, 1981, and the deadlines set by Section 65588. Except as specifically provided in subdivision (b) of Section 65361, the Director of Planning and Research shall not grant an extension of time from these requirements.

(b) Any action brought by an interested party to review the conformity with the provisions of this article of any housing element or portion thereof or revision thereto shall be brought pursuant to Section 1085 of the Code of Civil Procedure; the court's review of compliance with the provisions of this article shall extend to whether the housing element or portion thereof substantially complies with the requirements of this article.

(c) If a court finds that an action of a city, county, or city and county, which is required to be consistent with its general plan, does not comply with its housing element, the city, county, or city and county shall bring its action into compliance within 60 days. However, the court shall retain jurisdiction throughout the period for compliance to enforce its decision. Upon the court's determination that the 60-day period for compliance would place an undue hardship on the city, county, or city and county, the court may extend the time period for compliance by an additional 60 days.

[Amended, Chapter 1441, Statutes of 1990]

65587.1. Policy: increasing housing opportunities

(a) The Legislature finds and declares that local policies and programs which increase housing opportunities through a tax-exempt revenue bond program or through a requirement that the approval of a housing related project be tied to the provision of assistance for housing are consistent with the intent of this article. The Legislature further finds and declares that actions which have the effect of impeding or halting such policies and programs or the direct production of housing run contrary to the goals of increased housing opportunities and balanced commercial and residential development embodied in this article.

(b) Notwithstanding any other provision of law, neither a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code nor a local approval, made prior to May 1, 1983, of a housing related project shall be invalidated due to the failure or alleged failure of a city and county to comply with this article, subdivision (c) of Section 65302 of the Government Code, or any regulations or guidelines adopted pursuant thereto, or any other provision of law requiring or claimed to require consistency with the housing element of a local general plan. For purposes of this section, a "housing related project" means (a) a residential project or (b) a nonresidential project, the local approval of which was conditioned upon the nonresidential developer (1) developing or rehabilitating or causing to be developed or rehabilitated housing units, or (2) providing funds for the development or rehabilitation of housing units, or (3) investing in a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code, under a formula or guidelines adopted by the planning commission or local governing body of the city and county. For purposes of this section, "housing related project" shall not include a project, the construction or development of which requires either the demolition or conversion of low- or moderate-rental residential units and the local approval of which does not provide for the replacement of such units and for the maintenance in such units of rents affordable to low- and moderate-income persons for a period of not less than 20 years.

65588. Periodic review and revision of housing element

(a) Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(b) The housing element shall be revised as appropriate, but not less than every five years, to reflect the results of this periodic review.

In order to facilitate effective review by the department of housing elements, the following local governments shall prepare and adopt the first two revisions of their housing elements no later than the dates specified in the following schedule, notwithstanding the date of adoption of the housing elements in existence on the effective date of the act which amended this section during the 1983-84 session of the Legislature.

(1) Local governments within the regional jurisdiction of the Southern California Association of Governments: July 1, 1984, for the first revision and July 1, 1989, for the second revision.

(2) Local governments within the regional jurisdiction of the Association of Bay Area Governments: January 1, 1985, for the first revision, and July 1, 1990, for the second revision.

(3) Local governments within the regional jurisdiction of the San Diego Association of Governments, the Council of Fresno County Governments, the Kern County Council of Governments, the Sacramento Council of Governments, and the Association of Monterey Bay Area Governments: July 1, 1985, for the first revision, and July 1, 1991, for the second revision.

(4) All other local governments: January 1, 1986, for the first revision, and July 1, 1992, for the second revision.

(5) Subsequent revisions shall be completed not less often than at five-year intervals following the second revision.

(c) The review and revision of housing elements required by this section shall take into account any low- or moderate-income housing provided or required pursuant to Section 65590.

(d) The review pursuant to subdivision (c) shall include, but need not be limited to, the following:

(1) The number of new housing units approved for construction within the coastal zone after January 1, 1982.

(2) The number of housing units for persons or families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone pursuant to Section 65590.

(3) The number of existing residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been authorized to be demolished or converted since January 1, 1982, in the coastal zone.

(4) The number of residential dwelling units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been required for replacement or authorized to be converted or demolished as identified in paragraph

(3). The location of the replacement units, either onsite, elsewhere within the locality's jurisdiction within the coastal zone, or within three miles of the coastal zone within the locality's jurisdiction, shall be designated in the review.

(e) Notwithstanding the requirements of paragraph (5) of subdivision (b), the dates of revisions for the housing element shall be modified upon the effective date of this provision as follows:

(1) Local governments within the regional jurisdiction of the Southern California Association of Governments: June 30, 1996, for the third revision, and June 30, 2000, for the fourth revision.

(2) Local governments within the regional jurisdiction of the Association of Bay Area Governments: June 30, 1997, for the third revision, and June 30, 2002, for the fourth revision.

(3) Local governments within the regional jurisdiction of the San Diego Association of Governments, the Council of Fresno County Governments, the Kern County Council of Governments, the Sacramento Council of Governments, and the Association of Monterey Bay Area Governments: June 30, 1998, for the third revision, and June 30, 2003, for the fourth revision.

(4) All other local governments: June 30, 1999, for the third revision, and June 30, 2004, for the fourth revision.

(5) Subsequent revisions shall be completed not less often than at five-year intervals following the fourth revision.

[Amended, Chapter 695, Statutes 1993]

65588.1 Extension of deadline for revision of housing element

(a) The planning period of existing housing elements prepared pursuant to subdivision (b) of Section 65588 shall be extended through June 30 of the year of the housing element due date prescribed in subdivision (e) of Section 65588. Local governments shall continue to implement the housing program of existing housing elements and the annual review pursuant to Section 65400.

(b) The extension provided in this section shall not limit the existing responsibility under subdivision (b) of Section 65588 of any jurisdiction to adopt a housing element in conformance with this article.

(c) It is the intent of the Legislature that nothing in this section shall be construed to reinstate any mandates pursuant to Chapter 1143 of the Statutes of 1980 suspended by the Budget Act of 1993-1994.

[Added, Chapter 695, Statutes of 1993]

65589. Legal effect

(a) Nothing in this article shall require a city, county, or city and county to do any of the following:

(1) Expend local revenues for the construction of housing, housing subsidies, or land acquisition.

(2) Disapprove any residential development which is consistent with the general plan.

(b) Nothing in the article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government to impose rent controls or restrictions on the sale of real property.

(c) Nothing in this article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government with respect to measures that may be undertaken or required by a local government to be undertaken to implement the housing element of the local general plan.

(d) The provisions of this article shall be construed consistent with, and in promotion of, the statewide goal of a sufficient supply of decent housing to meet the needs of all Californians.

65589.3 Rebuttable presumption of the validity of housing element

In any action filed on or after January 1, 1991, taken to challenge the validity of a housing element, there shall be a rebuttable presumption of the validity of the element or amendment if, pursuant to Section 65585, the department has found that the element or amendment substantially complies with the requirements of this article.

[Added, Chapter 1441, Statues of 1990]

65589.5 Findings to assure the approval of affordable housing

(a) The Legislature finds all of the following:

(1) The lack of affordable housing is a critical problem with threatens the economic, environmental, and social quality of life in California.

(2) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments which limit the approval of affordable housing, increase the cost of land for affordable housing, and require that high fees and exactions be paid by producers of potentially affordable housing.

(3) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(4) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions which result in disapproval of affordable housing projects, reduction intensity of affordable housing projects, and excessive standards for affordable housing projects.

(b) It is the policy of the state that the local government not reject or make infeasible affordable housing developments which contribute to meeting the housing need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without meeting the provisions of subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands to urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) A local agency shall not disapprove a housing development project affordable to low- and moderate-income households or condition approval in a manner which renders the project infeasible for development for the use of low- and moderate-income households unless it finds, based upon substantial evidence, one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article and the development project is not needed for the jurisdiction to met its share of the regional housing need of low-income or *very low income* housing.

(2) The development project as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used in this paragraph, a "specific, adverse impact" means a significant, unavoidable impact, as provided in written standards, policies, or conditions.

(3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households.

(4) Approval of the development project would increase the concentration of lower income households in a neighborhood that already has a disproportionately high number of lower income households and there is no feasible method of approving the development at a different site, including those sites identified pursuant to paragraph (1) of subdivision (c) of Section 65583, without rendering the development unaffordable to low- and moderate-income households.

(5) The development project is proposed on land zoned for agriculture or resource preservation which is surrounded on at least tow sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(6) The development project is inconsistent with the jurisdiction's general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a housing element pursuant to this article.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the Congestion Management Program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 of the California Coastal Act (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) Nothing in this section shall be construed to prohibit a local agency from requiring the development project to comply with written development standards, conditions, and policies appropriate to, and consistent with, meeting the quantified objectives relative to the development of housing, as required in the housing element pursuant to subdivision (b) of Section 65583. Nor shall anything in this section be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law which are essential to provide necessary public services and facilities to the development project.

(g) This section shall be applicable to charter cities, because the Legislature finds that the lack of affordable housing is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Affordable to low- and moderate-income households" means at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.9 of the Health and Safety Code, and the remaining units shall be sold or rented to either lower income households or persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate income eligibility limits are based.

(3) "Area median income" shall mean area median income as periodically established by the Department of Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for the lower income households in accordance with the provisions of this subdivision for 30 years.

(4) "Neighborhood" means a planning area commonly identified as such in a community's planning documents, and identified as a neighborhood by the individuals residing and working within the neighborhood. Documentation demonstrating that the area meets the definition of neighborhood may include a map prepared for planning purposes which lists the name and boundaries of the neighborhood.

(i) If any city, county, or city and county denies approval or imposes restrictions, including a reduction or allowable densities or the percentage of a lot which may be occupied by a building or structure under the applicable planning and zoning in force at the time the application is deemed complete pursuant to Section 65943, which have a substantial adverse effect on the viability or affordability of a housing development affordable to low- and moderate-income households, and the denial of the development or the imposition of restrictions on the development is the subject of a court action which challenges the denial, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d).

(j) When a proposed housing development project complies with the applicable general plan, zoning, and development policies in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, unavoidable impact, as provided in written standards, policies, or conditions.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval for the housing development project or the approval of the project upon the condition that it be developed at a lower density.

[Amended, Chapter 896, Statutes of 1994]

65589.6. Action to challenge validity of project approval/disapproval

In any action taken to challenge the validity of a decision by a city, county, or city and county to disapprove a project or approve a project upon the condition that it be developed at a lower density pursuant to Section 65589.5, the city, county, or city and county shall bear the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5.

65589.7. Priority water and sewer services to new housing

(a) The housing element adopted by the legislative body and any amendments made to that element shall be delivered to all public agencies or private entities that provide water services at retail or sewer services within the territory of the legislative body. When allocating or making plans for the allocation of available and future resources or services designated for residential use, each public agency or private entity providing water services at retail or sewer services, shall grant a priority for the provision of these available and future resources or services to proposed housing developments which help meet the city's, county's, or city and county's share of the regional housing need for lower income households as identified in the housing element adopted by the legislative body and any amendments made to that element.

(b) This section is intended to neither enlarge nor diminish the existing authority of a city, county or city and county in adopting a housing element. Failure to deliver a housing element adopted by the legislative body or amendments made to that element, a public agency or private entity providing water services at retail or sewer services shall not invalidate any action or approval of a development project. The special districts which provide water services at retail or sewer services related to development, as defined in subdivision (e) of Section 56426, are included within this section.

(c) As used in this section, "water services at retail" means supplying water directly to the end user or consumer of that water, and does not include sale by a water supplier to another water supplier for resale.

[Amended, Chapter 1356, Statutes of 1992]

65589.8. Affordable housing

A local government which adopts a requirement in its housing element that a housing development contain a fixed percentage of affordable housing units, shall permit a developer to satisfy all or a portion of that requirement by constructing rental housing at affordable monthly rents, as determined by the local government.

Nothing in this section shall be construed to expand or contract the authority of a local government to adopt an ordinance, charter amendment, or policy requiring that any housing development contain a fixed percentage of affordable housing units.

NOISE California Government Code Section 65301(f) of the Government Code states that the "Noise Element shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- (1) Highways and freeways
- (2) Primary arterials and major local streets
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems.

- (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- (5) Local industrial plants, including, but not limited to, railroad classification yards.
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards."

SECTION II.

GLOSSARY OF TERMS

GLOSSARY OF TERMS

Affordable Housing - Housing which is can be rented or purchased for thirty per cent or less of the household income.

Air Pollution - Concentrations of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.

Archeological - Relating to the material remains of past human life, culture, or activities.

Area of Interest - A geographically defined region adjacent to an existing incorporated city or county community for which such jurisdiction exercises or seeks to exercise an interest with regard to development but is not an adopted sphere of influence as defined by LAFCo; an area in which potential incorporation may occur.

Bikeways - A system of bike paths, bike lanes and routes either on street or off street reserved for the express purpose of recreational travel or alternative transportation.

California Environmental Quality Act (CEQA) - A portion of State law contained within the Resources Code that requires evaluation of projects, as defined by the regulations, to determine impacts associated with the project in order to promote environmental protection.

Caltrans - The California Department of Transportation.

CLPOA/POA - The Canyon Lake Property Owners' Association.

Community Noise Equivalent Level (CNEL) - A twenty-four hour energy equivalent level derived from a variety of noise sources and events weighted to address differences of time in the day when sensitivity to noise is greater.

Congestion Management Plan (CMP) - A plan which addresses impacts of growth upon the local and regional transportation network and which establishes service levels and mitigation criteria to reduce cumulative traffic impacts.

Coterminous - Having a common boundary.

Covenants, Restrictions, and Conditions (CC&Rs) - Restrictive limitations placed upon properties to control use, occupancy, development, and usually made a condition of title or lease.

Emergency Shelter - A facility providing short term housing and supplemental services to the homeless.

Endangered Species - A species of flora or fauna for which prospects of survival or reproduction are in jeopardy and for which extinction may be eminent.

Floor Area Ratio (FAR) - The total gross floor area of a development permitted upon a parcel of land expressed as a ratio of building square footage to lot square footage, e.g. a FAR of 1:1 equals one square foot of building floor area for each square foot of land area.

General Plan - A plan for the logical and integrated development of a community consisting of defined elements, permissive elements and general information related to the physical development of land and services.

Habitat - An environment in which an organism or biological population lives or occurs.

Homeless - Persons who lack a fixed, regular, and adequate nighttime residence.

Housing Unit - The place of customary and permanent abode of a person or family.

Impact - An effect resultant from actions or omissions which creates consequences or repercussions on existing physical or social conditions or economics.

Infrastructure - Public services and facilities such as utilities, roadways, water systems.

Land Use - The occupation or utilization of land or water areas for any human activity, environmental preservation, or any other purpose defined within the general plan and/or zoning code.

Lot of Record - Any lot or parcel of land which has been recorded by legal description or map data within the County Recorder's Office and which existed at the time of the adoption of the general plan.

Low Income Household - A household with an annual average income not greater than 80% of the area median family income adjusted for household size.

Mining - The act or process of removing minerals or other resources from the earth.

Mixed Use Developments - Developments on public or private property which include a variety of land uses combined into one structure, one lot or one parcel as an integrated project with significant interrelationships and a coherent physical design.

Moderate Income Household - A household with an annual income between the low-income eligibility limits and 120% of the area median income.

Parcel - A lot or grouping of contiguous lots under single ownership or control considered as a unit for development purposes.

Planning Area - The land area addressed within the general plan under or having relevance to the jurisdiction preparing the plan.

Recycle - The extraction of and reuse of materials from the waste materials stream.

Regional - Related to a broad homogeneous area in which the community is a part but at which the scale is greater than that of the community.

Richter Scale - A measure of the size or intensity of energy released by an earthquake at its source.

SCAG (Southern California Association of Governments) - A regional planning agency established by state law to coordinate plans and programs within a six county area of Southern California. SCAG serves as a forum for growth management, congestion management, transportation and improvements, air quality planning.

Seiche - An earthquake generated wave within an enclosed body of water.

Seismic - Caused or related to earthquakes or earth vibrations.

Surface Mining and Reclamation Act (SMARA) - An act under the jurisdiction of the state office of geology and mining that seeks to identify and preserve mineral resources of regional significance.

Sphere of Influence - The probable ultimate physical boundaries and service areas of a local city or district as established by LAFCo.

Transportation Demand Management (TDM) - A strategy to reduce the number of vehicles utilizing roadways by increasing occupancies in vehicles or instituting disincentives to single occupancy vehicle usage.

Use - The purpose for which a lot, building or structure is developed, leased, occupied, intended, in accordance with adopted land use plans and zoning.

Very low-income Household - A household with an annual income no greater than 50% of the area median family income adjusted by household size.

WRCOG (Western Riverside Council of Governments) - A subregional planning agency comprised of communities and the county within the geographic area lying westerly of the San Geronio Pass; WRCOG provides SCAG with subregional plans related to regional mandates and serves as a local forum.

SECTION III.

ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** City of Canyon Lake General Plan

2. **Lead Agency Name and Address:**

City of Canyon Lake
31532 Railroad Canyon Road, Suite 101
Canyon Lake, California 92587

3. **Contact Person and Phone Number:**

Pamela Steele, City Planner (909) 787-9222

4. **Project Location:**

City-wide

5. **Project Sponsor's Name and Address:**

City of Canyon Lake

6. **General Plan Designation:**

This initial study concerns the adoption of the first City General Plan. The land use designations are contained in the document.

7. **Zoning:**

This project considers the relationship of the general plan to existing and proposed zoning which implement the plan.

8. **Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary))**

This project consists of the development and adoption of the community general plan. The adoption of the plan is a legislative act under California law. In adopting the plan, the community establishes the plan for long range development of the City. Actions which will follow the adoption of the plan which are also addressed by this study include a consistency zoning study related to open space usage and existing large lot R-1 designations, implementation of strategies within the General Plan and subsequent development of specific projects related to the General Plan to maintain the quality of life and safety within the community.

9. **Surrounding Land uses and Setting: (Briefly describe the project's surroundings)**

The City existed as a county community prior to its incorporation on December 1, 1990. The community was approved as a series of master planned subdivisions surrounding the Railroad Canyon Reservoir. The General Plan envisions the continued development of the community plan as approved through the recorded subdivisions and related association articles. Therefore, no change in the development patterns, expected population, permitted uses, or intensity of use has occurred nor is anticipated.

Geographically, the City of Canyon Lake straddles the San Jacinto River along a naturally occurring cut between low but prominent granitic mountains. The lake has been formed by the damming of the river and the Salt Creek, the two major drainage systems in the area. The lake serves as a major source of domestic water for the Elsinore Valley Municipal Water District.

Canyon Lake is strategically placed between two major freeway systems, the I-15 and the I-215.

The City is located at the center of several southwest county community areas. Abutting communities include the City of Perris and City of Lake Elsinore. Nearby communities include the City of Murietta and City of Temecula and the county communities of Menifee, Sun City and Quail Valley.

The City contains 4.8 square miles. It is located in the transverse range geomorphic province. There are a number of active fault systems close to the City, although no active faults transverse the community. The Wildomar and Elsinore faults are within five miles to the west and southwest. The San Andreas fault lies 35 miles northeast of the City. The San Jacinto fault is approximately 15 miles to the northeast of the City.

Vegetation communities in the area include riparian woodlands, sage scrub, and indigenous and non-indigenous trees and grasses. One wildlife species (Stevens Kangaroo Rat) and one plant species (Munz Onion) exist in the natural surrounding area and are classed as "endangered ". None are known to exist within the corporate area boundary. However, several habitat sites exist within a limited distance from the City.

10. **Other public agencies whose approval is required:** *(e.g. permits, financing approval, or participation agreement)*

No other agency approvals are needed to adopt the general plan. Implementation strategies may require permits or approvals or coordination with WRCOG, SCAG, CalTrans, Air Quality Control Board, Riverside County.

- SEE ATTACHED ADDITIONAL COMMENT SHEETS -

ENVIRONMENTAL CHECKLIST COMMENTS

Land Use and Planning: b & e

The adoption of the general plan for most cities involves considerable differences from the established community pattern to the projected future of the community. The City of Canyon Lake does not represent the typical long range planning scenario. The City has been master planned and has continuously developed from that master subdivision plan. No significant deviation to land use or development patterns or the anticipated build out have historically occurred nor are any contemplated by the general plan.

The county general plan and zoning consistent with that plan have formed the development pattern for the community. The land use patterns for the City have been expressed clearly within the land use element. The City took one action since incorporation, and prior to this general plan effort, to create a new zoning designation in December of 1991. Ordinance #21 effective on January 19, 1992 changed zoning designation from RR (Rural Residential) to N-R (Natural Recreation Areas) on 800 acres of land owned and managed by the US Bureau of Land Management. This land area is formed by Section 26 and a portion of Section 34 of Township 5 South, Range 4 West, San Bernardino Base and Meridian. The purpose behind this change was to avoid indiscriminate development of the multiplicity of uses potential within the RR Zone which would not be compatible with the topography, access and natural conditions extant in these sections. This action in reality sustained the actual value and relationship of the land use in those areas to the preferred management practices of the BLM.

It is anticipated that some vacant properties could be developed at other than the intensity currently permitted by the zoning plan. Some properties could redevelop or intensify to take advantage of the ranges permitted by the general plan. While this is possible, it must be noted that the intensities and densities characteristic of such growth were already considered when the County developed its General Plan for the area and adopted zoning consistent with that plan or determined that existing zoning was consistent with amendments to that plan.

Therefore, while this project invokes a new authority over the land use determinations for Canyon Lake, it does not significantly impact the development of the community nor effect the regional impacts as contained in the County or COG plans for this area of Riverside County.

Population and Housing:

The community has been and will continue to be a master planned, gated, private community. A finite number of lots exist for development with lot sizes and development standards established through adopted subdivisions. The bulk of housing is in moderate to upscale single family homes on individual lots. A portion of the community contains medium to high density rental units. A mobile home estate area exists in is very upscale in comparison to other communities in the surrounding area. The community provides housing for all income levels.

Geologic Problems: a thru f

The City of Canyon Lake lies within the sensitive and active geologic area of Southern California.

Three major active fault systems lie within thirty-five miles of the City. These include the Elsinore Fault, San Andreas Fault and San Jacinto Fault. Each is capable of large magnitude earthquakes exceeding 6.5 or greater. It is anticipated that considerable damage could occur from intense ground shaking created by the period of the shaking. Limited portions of the community are immediately adjacent to the lake itself and could experience some damage from liquefaction or

seiching during shaking. Those structures most susceptible to these two phenomena are required to meet the most stringent of the building code criteria related to them. Known structures in the 100 year flood area or potential seiching affected area meet proper construction practices for those areas relative to foundations and habitable floor locations. The City requires these building code criteria and enforces their inclusion to all plans for human occupancy thereby mitigating these concerns to a level of acceptable risk. Further, the City requires comprehensive soils and grading analysis for projects which are built to insure minimization of impacts to properties. The City will continue such mitigation requirements for future developments.

Water: b & c

The community design incorporates lots which include portions within the potential high water level to which the lake may rise in periods of localized flooding and maximum impoundment. While some structures exist within the identified flood plain, none has a habitable floor area equal to or below that required by FEMA and local zoning standards for water related areas. Most of these structures are accessory in nature such as boat docks or storage sheds and would not result in large property value or life loss potentials. Further, the design of the reservoir dam is such that once maximum impoundment is reached, overflow occurs at the spillway thereby releasing water at a constant rate downstream to Lake Elsinore and maintaining a maximum level in the lake equal to the FEMA determined 100 year flood level. The dam also is capable of having its spillway gates opened to lower water levels as may be necessary for flood or dam failure aversion.

The Elsinore Valley Municipal Water District owns and manages the lake. The lease arrangements with the community require strict controls of runoff from all properties which contribute to the drainage area from which the lake gathers local water other than the river itself. The City observes the NPDES requirements for projects. Additionally, the water district standards for potable reservoir quality are enforced. The combined practices limit usage and types of fertilizers, pesticides, solvents and other chemicals within the basin as well as limited body contact with the reservoir in the interest of water quality. These mitigation actions will continue to be required and enforced.

Air Quality: a & b

The City is within the greater South Coast Air Quality Management District. The region experiences many periods of air quality that are less than the recommended or adopted federal standards. Significant advancements have been made through cooperative efforts of the member jurisdictions and air quality is better today than several years ago. However, each development project undertaken incrementally adds to the overall air pollution levels and can add to the cumulative impacts in the region.

In a real sense, the build out of Canyon Lake has been evaluated previously when the county and sub-regional plans were performed. Since this general plan strives to maintain the previous patterns and intensity of development, air quality impacts should be minimal to the region and should be considered within the tolerances established by the regional plan. This does not mean that the City will not require air quality measures to be met by development projects for which it has approval or monitoring authority. It means that the city will continue to cooperate with regional jurisdictions in meeting goals for clean air to the extent possible and will require compliance to adopted standards as mitigation.

Transportation/Circulation: a

The build out of the general plan will be the same as the anticipated build out under the original subdivision plan. Traffic will increase from that presently experienced but should not exceed that planned for upon community build out. All streets have been designed for maximum density and vehicle usage using standard traffic and transportation planning techniques. Regional impacts from adjacent projects have been recognized and major roadways in the area improved or in the process of improvement to accept and convey regional traffic levels. The total generation from the general plan area would create less than significant impacts to the community planning area.

Biological Resources: a, c & d

Two known endangered species exist within close proximity to the City and may exist within vacant properties intended for future development. These species are the Munz Onion and the Stevens Kangaroo Rat. Undeveloped areas of the community should be surveyed prior to development proceeding. This survey should be accomplished by qualified biologists and should identify locations, habitat extent, habitat recommendations and mitigation alternatives. Significant habitat planning has occurred in Western Riverside County concerning the K-Rat issue and may be applicable to the build out of the city. Currently, the City collects SKR fees for habitat enhancement for all building permits issued as approved mitigation established by the SKR protection plan. The City has already recognized the potential for species issues through its application for a recreational use/public purposes approval application submitted to BLM in April, 1995. The two sections of land affected by this recreation plan are those which most likely contain significant potential for habitat and species. BLM is responsible to complete the habitat/species investigatory process. Most other areas of the community have experienced significant modification or development from the natural state and are not considered candidate areas for species.

Due to the nature of the lake itself, some portions of the lake contain high quality riparian communities along its shoreline or the stream alignment. These areas are intended for retention in their natural setting with limited intrusion permitted. Also, the undeveloped areas within adjacent cities and the county may contain sage scrub communities which will require protection or preservation. The city's plan contemplates reservation of large open space tracts thereby providing significant mitigation for any pockets of vegetation that could be affected by the total build out. Such reservation provides mitigation for the plan area as a whole and reduces potentially significant impacts to less than significant.

Energy and Mineral Resources:

Historically some mining has occurred in the general area along the stem of the Elsinore Fault zone. Some sites are within five miles of the City. No known active or historic sites exist in Canyon Lake. As a predesigned and planned community, significant land preparation and dedication for usage has occurred. The City has no developable SMARA resource within its jurisdiction and maintains surface mining policy as contained in County ordinances adopted by the city at incorporation. No impact to resources will occur.

Hazards:

The most probable hazards the City may face are those from fire and chemical spills. The City has an active fire protection division which provides rapid response to all areas of the community. Fire prevention is aided by the maintenance of properties which includes vegetation control and fuel modification practices. Because many homes are upscale they include fire sprinkler systems. Potential spills are a fact of life when major arterial highways bisect communities and extensive truck traffic utilizes these streets. Because the City is fairly remote from major population centers and is not on a major interstate or state highway, exposure to hazards are minimal. The circulation

element and safety element provide for evacuation routes in order to support disaster preparedness planning for major catastrophic events such as earthquake. No impacts area expected.

Noise: b

Canyon Lake is a unique environment for noise considerations. Noise generated by the recreational lifestyle of the community that may not be acceptable in some other community has been considered acceptable in the City. The community covenants and restrictions contain noise regulations which address the most intensive generators. These regulations are strictly enforced by the POA and keep noise intrusion impacts to those agreeable by the residents in order to enjoy the recreational pursuits determined valuable to them. Other generators consist of the roadway segments abutting portions of the city and the aircraft noise created by the military overflight patterns of March AFB. MAFB patterns are expected to reduce as a result of realignment actions affecting the instillation approved by Congress in 1994. The city enforces insulation standards of the building codes and locational standards of the zoning code to insure minimal intrusion from other generators. These combined efforts reduce the impacts to less than significant.

Public services: c

The change of lifestyle within the City to one of a more balanced age range has limited but recognizable impacts on the school systems serving the community. Schools in general suffer from limited resources and funding to meet the growth created in student generation levels in communities served. Recognition is given through the imposition of special school fee assessments against building permits as one means of offset and mitigation. The city will continue to provide mitigation through the enforcement and application of legally required procedures, processes and finance mechanisms mandated by the state or federal government in support of the educational system serving the city.

Utilities and Services:

The City is an established master planned community. The utilities and services provided by appropriate agencies and companies has been designed to serve the maximum build out of the City. Therefore, no impacts are expected to these services as the City's anticipated growth was a factor in the design and delivery of services to the community. No impact is anticipated.

Aesthetics:

The City is developed around the shore line of the Railroad Canyon Reservoir. The lake forms the focal aesthetic value for the community. Predesigned and approved lots enjoy views either to the lake itself or the prominent hills adjacent to the community. The community is intensely proud of its attractive image as is witnessed by the well maintained yards and right of way areas. All areas of the community are subject to some level of covenant and restriction which provides for aesthetic values and enhancements. No impact will occur do to community design build out.

Cultural Resources:

There are no known cultural or paleontological sites within the City. The history of the population and settlement of the area is similar to that of the majority of Southern Riverside County and North San Diego County relative to tribal and mission periods. The lake itself did not exist at the time of early settlement so little opportunity existed for use of the land for native settlement. No impact is anticipated.

Recreation:

One of the prime values of this community is its recreational orientation. Opportunities for water sports, athletic participation, hiking, equestrian and bicycling exist throughout the community and the surrounding area. The general plan incorporates provisions for master trail systems, expanded day use and overnight use through a special application to BLM for a Recreational park on land the BLM controls within the City. Since this is a private community, the services provided by the community association reduces fiscal and developmental pressures for new recreational amenities upon abutting local jurisdictions. This is a very positive benefit that affects recreation in this area of the County. No impact.

Mandatory Findings:

It is hereby found that the development of the General Plan for Canyon Lake, California should have no significant effect upon the environment within or adjacent to the community, nor to the region as a whole. This finding is based upon the fact that the general plan proposed for the community is a consolidation of prior development approvals granted for the master planned community by the County of Riverside and that in designing regional infrastructure, highways, congestion management, growth and population distribution and housing allocations, the County was aware and did provide for capacities and mitigation that considered the planned buildout of the community. The proposed plan does not intensify any impact that was present when the master planned community was designed and approved.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land use and Planning	X	Biological Resources		Aesthetics
	Population and Housing		Energy and Mineral Resources		Cultural Resources
	Geological Problems		Hazards	X	Recreation
	Water		Noise		Mandatory Findings of Significance
X	Air Quality		Public Services		
	Transportation and Circulation		Utilities and Service Systems		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	

Signature

Date

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). Earlier analyses are discussed in Section 17 at the end of the checklist.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) This is only a suggested form, and lead agencies are free to use different ones.

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
1. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning?				X
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?			X	
c) Be incompatible with existing land use in the vicinity?				X
d) Affect agricultural resources or operations (e.g. impact to soils or farmlands, or impacts from incompatible land uses)?				X
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?			X	
2. POPULATION AND HOUSING. Would the proposal:				
a) Cumulatively exceed official regional or local population projections?				X
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or major infrastructure?				X
c) Displace existing housing, especially affordable housing?				X
3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a) Fault rupture?			X	
b) Seismic ground shaking?			X	
c) Seismic ground failure, including liquefaction?			X	
d) Seiche, tsunami, or volcanic hazard?			X	
e) Landslides or mudflows?			X	
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?			X	
g) Subsidence of the land?				X
h) Expansive soils?				X
i) Unique geologic or physical features?				X
4. WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?				X
b) Exposure of people or property to water related hazards such as flooding?			X	

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?			X	
d) Changes in the amount of surface water in any water body?				X
e) Changes in currents, or the course or direction of water movements?				X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?				X
g) Altered direction or rate of flow of groundwater?				X
h) Impacts to groundwater quality?				X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?				X
5. AIR QUALITY. Would the proposal:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?			X	
b) Expose sensitive receptors to pollutants			X	
c) Alter air movement, moisture, or temperature, or cause any change in climate?				X
d) Create objectionable odors?				X
6. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Increased vehicle trips or traffic congestion?			X	
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
c) Inadequate emergency access or access to nearby uses?				X
d) Insufficient parking capacity on-site or off-site?				X
e) Hazards or barriers for pedestrians or bicyclists?				X
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X
g) Rail, waterborne or air traffic impacts?				X

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
7. BIOLOGICAL RESOURCES. Would the proposal result in:				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals or birds)?		X		
b) Locally designated species (e.g. heritage trees)?				X
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?			X	
d) Wetland habitat (e.g. marsh, riparian and vernal pool)?			X	
e) Wildlife dispersal or migration corridors?				X
8. ENERGY AND MINERAL RESOURCES. Would the proposal:				
a) Conflict with adopted energy conservation plans?				X
b) Use non-renewable resources in a wasteful and inefficient manner?				X
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?				X
9. HAZARDS. Would the proposal involve:				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?				X
b) Possible interference with an emergency response plan or emergency evacuation plan?				X
c) The creation of any health hazard or potential health hazard?				X
d) Exposure of people to existing sources of potential health hazards?				X
e) Increased fire hazard in areas with flammable brush, grass or trees?				X
10. NOISE. Would the proposal result in:				
a) Increase in existing noise levels?				X
b) Exposure of people to severe noise levels?			X	
11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:				
a) Fire protection?				X
b) Police protection?				X

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Schools?			X	
d) Maintenance of public facilities, including roads?				X
e) Other governmental services?				X
12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a) Power or natural gas?				X
b) Communications systems?				X
c) Local or regional water treatment or distribution facilities?				X
d) Sewer or septic tanks?				X
e) Storm water drainage?				X
f) Solid waste disposal?				X
g) Local or regional water supplies?				X
13. AESTHETICS. Would the proposal: X				
a) Affect a scenic vista or scenic highway?				X
b) Have a demonstrable negative aesthetic effect?				X
c) Create light or glare?				X
14. CULTURAL RESOURCES. Would the proposal:				
a) Disturb paleontological resources?				X
b) Disturb archaeological resources?				X
c) Affect historical resources?				X
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?				X
e) Restrict existing religious or sacred uses within the potential impact area?				X
15. RECREATION. Would the proposal:				
a) Increase the demand for neighborhood or regional parks or other recreational facilities?				X
b) Affect existing recreational opportunities?			X	

ISSUES AND SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
16. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				X
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)				X
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

17. EARLIER ANALYSES.				
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:				
a) Earlier analysis used. Identify earlier analyses and state where they are available for review.				
b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.				
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.				
Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 321094, 21151; <i>Sundstrom v. County of Mendocino</i> , 202 Cal. App. 3d 296 (1988); <i>Leonoff v. Monterey Board of Supervisors</i> , 222 Cal. App. 3d 1337 (1990).				

18. SOURCE REFERENCES

1	--- General Plan Update, Every City, 1994, pages 7, 9 ---
2	
3	
4	
5	
6	
7	
8	
9	
10	

19. EXPLANATIONS FOR CHECKLIST RESPONSES

[illegible]

SECTION IV.

NOTICE OF DETERMINATION

NOTICE OF DETERMINATION

TO: X County Clerk
County Administrative Center
County of Riverside
4080 Lemon Street
Riverside, CA 92501

FROM: City of Canyon Lake
Planning Department
31532 Railroad Canyon Road
Suites 101, 103
Canyon Lake, CA 92587

X Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Case Number: N/A

Project Title: City of Canyon Lake General Plan

State Clearinghouse no. N/A

Contact Person: Pamela D. Steele, City Planner

Telephone Number: (909) 244-2955

Project Location: Canyon Lake, Riverside County, California

Project Description: The project is a General Plan for a 4.6 acre planned community located in western Riverside County. The plans includes the goals, objectives and policies for the City regarding housing, conservation, safety, land use, open space, noise and circulation.

This is to certify that on 10/2/96, the City of Canyon Lake made the following determinations regarding the above described project:

1. The project will; X will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

THE FINAL EIR (WITH COMMENTS AND RESPONSES) OR NEGATIVE DECLARATION AND RECORD OF PROJECT APPROVAL IS AVAILABLE TO THE GENERAL PUBLIC AND MAY BE EXAMINED AT THE City of Canyon Lake, Planning Department, 31532 Railroad Canyon Road, Suite 101, 103, Canyon Lake, CA 92587.

3. Mitigation measures X were; were not, made a condition of the approval of the project.
4. A Statement of Overriding Considerations was; X was not, adopted for this project.

Date submitted to County Clerk: October 8, 1996

COUNTY CLERK
Neg Declaration/Nic Determination
Filed per P.R.C. 21152
POSTED

OCT - 8 1996
Removed:
By _____
County of Riverside, State of California

COUNTY CLERK
FILED
OCT - 8 1996

COUNTY CLERK
County of Riverside, State of California
By Chagar

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location:

City of Canyon Lake General Plan, Canyon Lake, Riverside County, California 92587

Project Description:

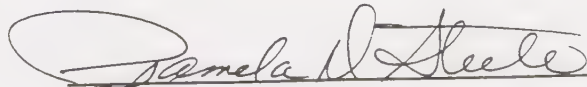
A General Plan for a 4.6 acre community located in western Riverside County. The plan addresses the goals, objectives and policies for the City regarding housing, conservation, safety, land use, open space, noise and circulation.

Findings of Exemption:

Pursuant to section 711.4 of the Fish and Game Code this project is exempt from the required fees as it has been determined that no adverse impact to wildlife resources will result from this project.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Pamela D. Steele
City Planner

10/7/96
Date

SECTION V.

MITIGATED NEGATIVE DECLARATION

**MITIGATED NEGATIVE DECLARATION
TO ACCOMPANY
CITY OF CANYON LAKE GENERAL PLAN**

Prepared for:

The City Of Canyon Lake
31532 Railroad Canyon Road
Suite 101
Canyon Lake, California 92587

Prepared by:

Hogle-Ireland, Inc.
3403 Tenth Street
Suite 520
Riverside, California 92501

Revised January 1996

SECTION I. INTRODUCTION

PROJECT DESCRIPTION:

This Mitigated Negative Declaration has been prepared to address and mitigate to a level on insignificance any impact on the environment resulting from the adoption of the City of Canyon Lake's first General Plan.

The first part is the adoption of the seven mandated elements of the General Plan.

Adoption of a General Plan is a legislative act under California law. General Plans serve as the constitution for local development. The General Plan reflects the vision and direction for community growth consistent with the community's fiscal and environmental constraints. Each of the mandated elements addresses an area of concern that relates to the physical, safety, or socioeconomic development of the community.

The plan which has been prepared for the City reflects the history, responsibility and vision for the future.

The proposed General Plan is not an aggressive plan. The plan has been developed to restate the existence of the community and its long term buildout based upon the foundation of its legal existence at the time of incorporation. The community development contemplated under General Plan buildout is the same as that created by the master subdivisions, CC&Rs, and zoning actions which formed the community throughout the years it has existed. The plan is an intentional statement committed to preservation of the quality of life experienced within the community, preservation of resources, safeguarding of the recreational opportunities within the community, and pursuit of fiscal stability. These purposes are succinctly expressed by the community vision statement which was included in the plan and states:

The City of Canyon Lake seeks to maintain its position as a balanced, family-oriented community, recreationally and socially active, promoting a high quality of life for all age groups and income levels within a stable and secure environment. The community's intention is to create a framework through which a spirit and a unique character will be promoted and preserved, thereby meeting the needs of neighborhoods. The community encourages positive interactions and promotes community interests, creating a fiscally stable, economically progressive foundation. The community will develop and implement services and programs responsive to the needs of the people to insure the long term viability of Canyon Lake as a major entity in the region.

To fulfill its vision, the City of Canyon Lake will promote and pursue distinct strategies that:

- *Maintain a sense of small town community*

- *Create recreational and open space opportunities consistent with protection of the environment*
- *Promote a mix of land uses which enhance the community image and create a healthy, stable business environment*
- *Promote the City within the regional context and beyond*
- *Provide opportunities for residential ownership and housing for all income levels consistent with any legal limitations which may encumber properties*
- *Encourage development of new or redevelopment of existing commercial properties to create a strong, stable revenue base*

The City General Plan is intended to be a comprehensive document. That comprehensive nature is provided for by the discussion of issues, determination of boundaries, community role within the region, and the need for and value of interagency communication.

Another purpose this declaration is intended to serve is that of analysis for consistency with zoning actions related to open space use parcels designated as residential zoning or controlled development. Scattered throughout the community are many recreational lots, drainage areas, and undeveloped open space lots intended for park or aesthetic purposes. All bear some residential zoning designation or limited development zoning which may not reflect the City's current and/or long term objectives.

Lastly, the MND is intended to serve as a reference for information and a basis of understanding for actions. The monitoring plan which accompanies the MND provides long term guidance and a check on correctness of the actions taken at various points in the development of the community.

PROJECT LOCATION:

The project location is totally within the incorporated boundary of the City of Canyon Lake, California. Canyon Lake is a general law municipal government subdivision of the State of California. The City lies within the southwestern portion of Riverside County. Figure 1 shows the location of the City in the context of western Riverside County.

REGIONAL RELATIONSHIP:

The City is a participant in two regional government entities. The Southern California Association of Governments (SCAG) is a regional planning agency established under State law comprised of member cities and counties within Ventura, Los Angeles, Riverside, Orange, San

Bernardino and Imperial Counties. The Western Riverside Council of Governments (WRCOG) is a joint powers sub-regional council comprised of the incorporated cities in western Riverside County and the County itself. Both regional councils provide forums for cooperative planning related to land use, air quality, transportation, water quality, employment and intergovernmental relations.

Several special districts serve the community area. These include schools, water and sewer, utilities, and transportation. The City maintains open communications with these agencies on matters that could affect community goals and strategies.

PROJECT AREA SETTING:

The City is located within the Transverse Ranges geologic province. This is an east-west trending group of unrelated mountain ranges within south-central California. The particular portion of the range in which the City is nestled lies between the Meniffee Valley and the Elsinore Valley, and forms the eastern flank of the Elsinore Valley. The terrain is moderate to fairly rugged with granitic outcrops and small to large canyons prominent. Many of the larger canyon areas have historically been occupied by various ranch and farming interests. Elevations range from the low 1100s to almost 1700 in the plan area.

The City straddles the Railroad Canyon Reservoir (Canyon Lake) which was created as a domestic water supply by the impoundment of the flows of the San Jacinto River and Salt Creek at an advantageous point in the canyon. A secondary purpose for the reservoir's creation was the control of flooding along the San Jacinto River and at Lake Elsinore. Lake Elsinore (La Laguna) is located approximately five miles west of Canyon Lake and is the terminus of the San Jacinto River. This natural playa suffered alternately from excess water or the lack of water over the years. The construction of the reservoir guaranteed that drainage in the upper elevations above the Elsinore Valley could be collected and that water would flow to Lake Elsinore. The reservoir occupies the prominent canyon of this region.

Canton Lake is served by three arterial roadways. Railroad Canyon Road connects to I-15 to the west. This roadway transitions to Goetz Road which then intersects Newport Road and completes a connection to I-215 on the east. No railroads or major transit systems currently serve the community area.

The area in which the City developed was a part of early California history. The early native peoples enjoyed a reasonably independent and highly developed social structure. The "mission" period saw the rise of large ranchos and Spanish dominance. Upon the success of the independence movement these larger land holdings were broken up and more traditional homesteading occurred. Eventually the counties as we know them today were created to provide government and services to these State areas.

In 1969 a group of subdivision maps were approved by the County creating a county-rural community. In 1990 this community incorporated as the City of Canyon Lake.

Environmental Considerations

The Initial Study identified several areas of concern; the mitigation measures are intended to mitigate those possible environmental impacts to a level of insignificance.

Each area of the Initial Study checklist is addressed and suitable mitigation provided as determined necessary.

SECTION II. LAND USE AND PLANNING

As proposed, the City General Plan does not establish any foreseeable conflicts with local zoning or create any incompatibilities with General Plans of other entities adjacent to the community. The existence of Canyon Lake as a community in this portion of the County was an established fact when these local governments and the County developed General Plan updates and when LAFCO considered actions related to “communities of interest”. Regional planning activities, previously addressed by Riverside County, always considered the Canyon Lake community and its eventual buildout in long range plans and programs.

The adoption of the General Plan will not change the land use within the corporate limits of Canyon Lake. The plan will clarify and designate usage to parcels consistent with their intended use and current commitment. The land use plan will help to eliminate any ambiguity that might arise from the administration of the overly broad county zoning system which has served as the basis for previous land use decisions.

To ensure that minimal land use or planning conflicts occur, the following mitigation measures are prescribed.

1. The planning department shall make an annual report to the City Council as to the relationship of the General Plan and its programs to regional and subregional planning activities, as required by law.
2. In keeping with the City’s objectives, the City should establish and maintain membership in Statewide, regional and subregional planning and other municipal forums and promote dialogue between the City and other cities and agencies with regard to issues of vital concern to the City or which might affect the character of the City.

SECTION III. POPULATION AND HOUSING

Based solely upon existing developable parcels, the City anticipates a maximum mid-range buildout population of 13,850+persons. This is reflective of the State Department of Finance estimates for population based upon dwelling unit counts and occupancies. Assuming the trend to more family-oriented occupancy on full time basis, occupancy could achieve an average of three persons per dwelling unit, thereby raising the estimated total mid-range population to slightly over 14,500 persons. Recognizing the potential for additional development on large parcels of private land under old zoning, the City estimated maximum population at 17,000 and provided that estimate to regional entities for transportation planning purposes and information.

Records maintained by the Property Owners Association (POA) for buildout show that there are 4,777 residential lots in the City. As of October 1995 the community had achieved over 80+ percent buildout. Since 1969 this is an average of 185 units per year. However, recent years have shown a marked deceleration in the construction of units with an average of only 43 units per year. It is anticipated that buildout will occur between the years 2007 and 2015 based upon conservative development annually. This growth factor has served as the basis for regional and County planning efforts prior to incorporation and will continue to do so.

It is the conclusion of this study that sufficient capacity exists to accommodate the City's long term population. Impacts associated with that estimated growth have been addressed in previous plans and programs adopted by the County, sub-regional and regional planning agencies.

Housing to meet community income needs can be developed on the basis of existing sites. The worksheet within the Housing Element describes the locally determined need in light of the non-availability of a Regional Housing Needs Analysis and allocation. Long term housing needs can be determined during subsequent five year housing plans and element updates. No displacement of persons or housing units will occur over the time span of the General Plan.

In order to ensure mitigation for future growth which may result from the adoption of this plan, the following measures will be employed by the City.

3. As a function of the annual report prescribed in Mitigation Measure No. 1, City staff shall:
 - a. monitor and report demographic information that may affect the community so that decision makers may consider changes to plans and programs that satisfy identified or changing needs, and
 - b. monitor implementation actions of housing issues to achieve housing goals and strategies consistent with the adopted community vision statement.
4. As required by State law, the Planning Agency shall review and determine the level of compliance achieved in meeting housing provision targets and any adopted growth measures.

5. Evaluate the use of mixed use developments for achieving long term affordable housing opportunities.

SECTION IV. GEOLOGIC PROBLEMS

Canyon Lake lies within the active seismic area of Southern California. As noted in the Safety Element, the City is in close proximity to four of the major active fault zones in the region. The closest include the Elsinore Fault Zone and San Jacinto Fault zone. The Elsinore zone is comprised of several active faults the largest of which is the Elsinore Fault. This fault system lies approximately four miles to the west of the City and can produce seismic events in the 6.0+ Richter magnitude. The San Jacinto fault is located about 15 miles to the east of the City near Hemet and San Jacinto. This fault could produce an event in the 7.5+ Richter range. The City is also located some thirty-five miles southwest of the San Andreas Fault zone. This is the largest and potentially most dangerous fault in California. The fault is capable of events in the 8.5+ Richter range.

No active faults have been identified in the community area. Surface rupture is not expected to be a problem. Ground shaking caused by an earthquake is expected to be the greatest source of damage. Some damage created by seiching is probable on properties contiguous to the lake, although the expectation is low. Some lakeside properties could be susceptible to liquefaction. The soils of the area indicate that the exposure is minimal. Areas adjacent to the City have been identified to have poor soil consistency and potential for slope failures. Should these areas experience failure, the slides would extend into the western edge of City. The area below these slide potentials is in large open space usage and the impacts would be expected to be insignificant.

The City cannot take action to prevent earthquakes. However, the City can take actions which will heighten awareness, construction practices, response and preparedness for earthquake emergencies. The City will pursue the following mitigation measures regarding geologic issues:

6. The City has adopted the Uniform Building Code which requires standards of construction relative to strong motion (earthquakes).
7. Upon request, the City shall provide information regarding earthquake preparedness to community residents and shall maintain a disaster response plan to provide direction in earthquake or geologic emergencies.
8. The City shall conduct and/or participate in earthquake drills or disaster preparedness exercises, as deemed necessary to maintain an appropriate level of preparedness.
9. The City will continue to work with County and regional entities to develop multiple evacuation route opportunities.

SECTION V. WATER ISSUES

Railroad Canyon Reservoir (Canyon Lake) provides some measure of flood control for the San Jacinto River and Salt Creek outfalls. An extensive network of intermittent streams and drainage also enter the lake since it is the collection location for a well defined local watershed.

The contract arrangements between the water district and the property owners' association provide for a minimum water elevation of 1,372 ft. High water flood retention, for which the dam has been designed, is for a 100 year elevation of 1,397.5 feet. Some properties adjacent to the lake may experience inundation of patios, recreation areas and/or nonhabitable accessory structures. Most structures have been constructed to have habitable space at least one foot above the expected 100 year flood control point.

Since the reservoir serves as the potable water source for the City and the surrounding area, great concern exists that the amount of pollution which enters the lake be minimized. The Elsinore Valley Water District is charged with the responsibility to maintain water quality to the consumers which it serves. The lease arrangement for use of the lake places restriction on the types and uses of fertilizers, pesticides, and herbicides applied within the drainage basin. Recently adopted requirements for discharge as mandated by National Pollution Discharge Elimination System (NPDES) legislation seek to reduce deposition of soils, minerals or chemicals within drainage areas, streams, and impoundment facilities.

The City supports the value of water quality. Along with other responsible agencies, the city cooperates with the water district and the Regional Water Quality Control Board to provide the best management practices to reduce water pollution within its jurisdiction. The following mitigation measures are suggested to ensure that water quality remains high.

10. As required by law, the City will require compliance with NPDES requirements.
11. The City has adopted uniform codes which regulate development within identified flood hazard areas.
12. As made available to the City, the City will provide information to community residents and businesses regarding water quality and usage in an effort to improve educational awareness and voluntary efforts at compliance.
13. In compliance with adopted codes, the City will use its best efforts to ensure that water conservation methods are implemented within the City.
14. The City has developed and adopted guidelines for the use of drought tolerant landscaping within developments.

SECTION VI. AIR QUALITY

Air quality attainment is one of the most elusive goals in the entire Southern California region. Air quality in Southern California has historically been among the worst within the State and the nation. A variety of sources contribute to the volume and extent of the problem. These include fixed sources such as industry, power plants, commercial structures, and residential units. Others include mobile sources such as autos, trucks, transit systems, airplanes and recreational vehicles.

In essence, anything which is open to the air can contribute to some level of air pollution in the broadest sense. Air quality issues revolve around detectable pollutants. People respond when an irritant is noticed by sight, smell, taste or physical reactions.

The Canyon Lake community and the active lifestyle of the community have always been considered in the regional air quality planning. Buildout of the community has been an integral part of the planning within the SCAG Regional Plan, WRCOG Subregional Comprehensive Plan, the Riverside County General Plan, Congestion Management Plan and Transportation Demand Management Plan.

The City recognizes that air quality is a regional issue and, in large part, is beyond its control. There are, however, actions which the community can take which will aid in the achievement of regional air quality goals. These actions constitute local mitigation measures for improving air quality for community and regional residents.

15. The City will implement Transportation Demand Management (TDM) regulations as required by law.
16. The City will promote public and private programs which meet regional air quality and congestion management objectives.
17. The City will encourage informational and educational activities which address air quality concerns and will participate in regional and subregional forums, committees and boards directly involved in air quality planning and implementation.
18. The City will cooperate with the County in its development of a long range transit plan which includes a community-wide service component and subregional interconnection.
19. The City will encourage a jobs/housing balance within the community and the region through support of appropriate home-based businesses and economic development of the commercial areas.

SECTION VII. TRANSPORTATION/CIRCULATION

Transportation and circulation are related to the circulation element and the air quality problems which communities face. Air quality concerns related to this topic are contained in the Air Quality section of this document. In assessing impacts for transportation and circulation, this study concludes that there are no impacts to the community which are not reduced to less than significant.

The buildout of the community has been considered in subregional planning efforts related to traffic and transportation. Even before incorporation, the County Transportation Planning Division prepared the Regional Transportation Plan and Improvement Plan which included the community area. Congestion management authority established by urgency State legislation in 1989 was vested in the County and began under their guidance prior to the City's incorporation. The regional mobility element included as an element under the WRCOG comprehensive subregional plan complements the efforts of the multi-jurisdictions in these areas.

The subregional road system has been designed to meet projected growth in the southwest county planning area. The improvements to Railroad Canyon Road were designed on the basis of City total buildout and expected area development in Lake Elsinore, the County area abutting the City and the Menifee community of interest. The segment from I-15 through the City to just before the Goetz Road transition has been completed as of mid-1995. The Audie Murphy Ranch development abutting the City within the County will complete improvements for the easterly portion of the roadway when development of that specific plan requires. The constructed roadway is capable of containing current generation rates and future area traffic generation based upon approved plans. The current improvements have increased the efficiency of the on-street flows by combining medians, limited and well defined turn pockets, and coordinated signalization.

All streets within the City, except for Railroad Canyon Road and Goetz Road, are private streets. These streets were designed to meet County highway standards and were offered to the County for incorporation to the County-wide street system upon subdivision map approval. The offers of dedication were rejected by the County on each successive map recordation. The internal system of streets follows traditional hierarchy of sizing streets according to the service they provide such as neighborhood, local, collector and major collectors. Street sections were designed following accepted transportation engineering practice to handle the expected traffic capacity upon buildout.

The community as an active recreational community supports a variety of modal opportunities for residents. A system of Class 2 and Class 3 bikeways exists within the gated areas. Railroad Canyon Road improvements incorporated a Class 2 bike lane as a part of the subregional system. The use of golf carts is a common practice within the community thereby reducing vehicle dependence. An equestrian facility to serve the residents connects to trails in the surrounding area.

Residents currently can receive transit service via dial-a-ride out of the Sun City area. This service provides connection to the RTA District services thereby providing connection to other cities. Medi-trans service, subsidized by the RTA, is available to the mobility impaired members of the community. However, no fixed route service operates within the community. The provision of such service was under study and analysis by the POA during the preparation of the General Plan.

The following mitigation measures are prescribed to keep transportation/circulation impacts from becoming significant.

20. Cooperate with the Riverside County Transportation Commission, Riverside Transit Agency, Lake Elsinore, Sun City or other local transit providers to develop a transportation plan which provides more direct connection to fixed route public transit to serve Canyon Lake residents.
21. Support development of para-transit services to serve the members of the community who are wheelchair bound.
22. In cooperation with regional agencies, support completion of bikeway, hiking and equestrian trails to complete the regional recreational system.
23. As the City's finances permit, continue active participation and communication with WRCOG and the Riverside County Transportation Commission to ensure that community transportation needs are addressed and incorporated within regional plans.
24. The City may seek sources of funding to develop recreational and multi modal trails and transit opportunities.
25. The City will encourage mixed use development in appropriately zoned areas as a means to reduce excessive trip generation.

(See also MM#20. The City will encourage a jobs/housing balance within the community through support of appropriate home-based businesses and economic development of the commercial areas.)

SECTION VIII. BIOLOGICAL RESOURCES

The City of Canyon Lake lies within an area rich in natural values. The City enjoys a significant variety of open space and ecologic areas. These areas include rolling hillsides with sage scrub habitats, water habitats and wetlands, desert/badlands, riparian habitat, and manufactured nonnative vegetation areas within parks/recreation areas and community landscape features.

Of the 4.8 square miles in the City, 1.5 to 1.8 square miles is in large open space or riparian areas. This does not include the lake itself. Most of this acreage is within two sections of land owned and managed by the BLM. The bulk of this acreage is in coastal sage scrub habitat (851 acres) although some riparian areas exist adjacent to the river and lake.

The approach to habitat preservation has historically been centered on the protection of one species. This has been evidenced by the listing of many species under the federal and state endangered species acts as endangered or threatened. These listings did not consider the full ecologic relationship between those species, the broader habitat concerns and other non-listed species as an ecosystem.

In 1994 and early 1995 the consideration for species issues in Riverside County took on a multi-species habitat direction. The types of habitat and their merits were studied and a conservation plan developed. This study identified the potential that quality Coastal Sage Scrub with mixed grasslands may exist within the BLM controlled lands in Sections 26 and 34, Township 5 South, Range 4 West, SBBM.

This habitat type was identified by the State as in need of protecting because of the rapid urbanization which was depleting large acreages of the habitat. Except for these locations and one large block of vacant mixed use land adjacent to Railroad Canyon Road in Section 2, Township 6 south, Range 4 West, all of the land within the corporate limit is classed as urban-developed land and has had previous habitat removed through grading and construction. The value of any residual habitat types within the gated community, except the lake itself as a service to migratory birds and sustenance for local animal species, is poor.

The value of the two BLM sections was recognized by the City in December 1991 when it adopted an ordinance designating these properties as "Natural Recreational Areas - N-R Zone". The protection of the habitat was a specific aim of this ordinance. In April 1995 the City submitted an application to the BLM for a Recreation and Public Purposes (R&PP) permit on all lands within Section 34 in the City and the south one-half of Section 26. This permit would allow development of recreational uses compatible with the habitat and consistent with BLM management practices. The result of both actions would be the creation of preserved natural habitat on 360+ acres of contiguous land.

The two sections will need to be studied biologically before the recreational use can be initiated. Through the R&PP process the appropriate habitat and species studies will be completed. Mitigation measures developed by that study will apply to the use and management of the lands upon which the use is proposed.

The National Diversity Data Base and recently released listings of species were reviewed to determine if any threatened or endangered species existed within the community area. Based upon that review it has been determined that several species of plants and animals listed as threatened or endangered potentially inhabit the Coastal sage areas and riparian areas within the City corporate limits. These species are reflected in the following table.

SPECIES IDENTIFICATION TABLE

PLANT	ANIMAL	COMMON NAME	SCIENTIFIC NAME	STATUS	POTENTIAL LOCATION
X		Munz's Onion	Allium Munzii	Fed = PE State = E	S 26/34, T5S, R4W.
X		Three-leaved Brodiaea	Brodiaea Filifolia	Fed = PE State = E	S 26/34, T5S, R4W
	X	Orange Throated Whiptail Lizard	Cnemidophorus Hyperythrus	Fed = C2 State = CSC	S 26/34, T5S, R4W S-, T-S, R-W
	X	Coastal Rosy Boa	Lichanura trivirgata roseofusca	Fed = C2 State = N/A	S 26/34, T5S, R4W S-, T-S, R-W
	X	Northern Red Diamond Rattlesnake	Crotalus ruber ruber	Fed = C2 State = CSC	S 26/34, T5S, R4W S-, T-S, R-W
	X	California Gnatcatcher	Polioptila Californica	Fed = T State = CSC	Coastal Sage Scrub communities within S 26/34, T5S, R4W and S-, T-S, R-W
	X	Loggerhead Shrike	Lanius ludovicianus	Fed = N/A State = CSC	S 26/34, T5S, R4W S-, T-S, R-W
	X	Southern California Rufous-crowned Sparrow	Aimophila ruficeps canescens	Fed = C2 State = CSC	S 26/34, T5S, R4W S-, T-S, R-W
	X	Bell's Sage Sparrow	Amphispiza belli belli	Fed = C2 State = CSC	S 26/34, T5S, R4W S-, T-S, R-W
	X	Stephens Kangaroo Rat	Dipodomys Stephensi	Fed = E State = T	S 26/34, T5S, R4W; S-, T-S, R-W; S-, T-S, R-W
	X	San Diego Black-tailed Jackrabbit	Lepus californicus bennettii	Fed = C2 State = CSC	S 26/34, T5S, R4W S-, T-S, R-W

FEDERAL:

E	=	Endangered
T	=	Threatened
PE	=	Proposed Endangered
C1	=	Candidate; enough data to support listing
C2	=	Candidate; threat and/or distribution data insufficient to list
SS	=	Sensitive species

STATE:

E	=	Endangered
T	=	Threatened
P	=	Fully protected
CSC	=	Species of Concern
S	=	Sensitive

The following mitigation measures will reduce impacts to these suspected identified species to less than significant within the developable area of the community outside the current urban defined area.

26. Prior to development upon any land not previously developed, the City shall require a biological survey or other appropriate biological clearance to be performed to determine the presence or lack of sensitive, threatened, or endangered species. Mitigation measures determined by that study shall be included as part of the conditions of the development.
27. The City will cooperate with subregional planning agencies in the mapping and identification of sensitive biotic resources and unique biodiversity features.
28. In cooperation with other jurisdictions and as part of the R&PP application, the City shall establish connections to planned open space trails in the regional context which satisfy recreational needs yet respect the value of habitat through which they pass and limit opportunity for entry to protected habitats.
29. The City shall encourage the use of conservation easements as a means to create open space reserves for multi-species habitat purposes.
30. The City shall consider a process to allow transfer of development rights and/or density within projects in order to preserve habitats.
31. The City will continue to collect the habitat mitigation fee, subject to applicable law, at building permit issuance for purposes of protecting, acquiring, developing, and/or preserving habitat areas. Further, the City will adopt new fees or increase the existing fee as deemed appropriate for adequate preservation.
32. To the extent allowed by law, apply off-road vehicle use provisions in natural resource preservation and/or habitat areas prohibiting use by motorized vehicles and limiting non-motorized vehicle use to minimize or eliminate damage to the habitat or any species identified as endangered or threatened present in these areas.

SECTION IX. ENERGY AND MINERAL RESOURCES

The existing, master-planned community is effectively 83 percent built out as of the time this General Plan is being developed.

No areas of mineral value have been identified as being impacted by the completion of the development of the City proposed by this plan. There is evidence that some mineral value exists in the BLM lands within the City. These sections contain old mineral prospects and remnants of some early mining activity during the early part of this century, however, these have not been actively mined for many years.

Since the City has placed special resource zoning on these properties, any mineral resources available in this area will be preserved for many years. The City intends that these areas be restricted for recreational and habitat preservation, but has recognized potential for extraction by allowing operations to continue subject to appropriate land use and zoning permits under federal, State or prior County issuance authority provided such use has not terminated or been abandoned.

No mitigation measures are required for this area of concern.

SECTION X. HAZARDS

The City has prepared and operates its own Emergency Operations Plan and is a participant in the County emergency operations planning. The City's plan covers such areas as natural and man made disasters. The plan emphasizes preplanning and information exchanges. The plan provides for mutual assistance between various agencies. The County provides direction, command and communication to operate the County-wide plan and responses.

The community is subject to a number of hazards. These include earthquake, wildland fire threats, flooding, and chemical spills. There is little the City can do to control the first hazard, but there are activities the City can undertake to lessen the impacts or eliminate the latter three.

In order to help maintain impacts at less than significant the following mitigations are established:

33. The City has adopted the Uniform Fire Code which contains provisions for the implementation of fire management practices addressing fuel modification, brush clearance and removal of excess vegetation to create safety areas.
34. As required by law, structures in or adjacent to flood prone areas shall be designed to maintain habitable floor space above the 100-year flood level. The Building Department shall administer these requirements.

See also MM#6. The City has adopted the Uniform Building Code which requires standards of construction related to strong motion.

See also MM#8. The City shall conduct and/or participate in earthquake drills or disaster preparedness exercises, as deemed necessary to maintain an appropriate level of preparedness.

SECTION XI. NOISE

Noise is a key factor in the community. The community is not typical in that higher tolerance for some noise generation is permitted. The City's active recreational lifestyle is the basis for this tolerance.

Noise in the community stems from two basic sources. These are noises created by traffic along the major streets and noise generated by recreational uses. Of the latter, noise associated with power boat uses is the largest segment.

Typical noise levels for most communities would limit exterior noise to 65 dba upon residential properties and interior noise to 45 dba. For the most part these levels are maintained on the majority of the residential lots in the City. Lots adjacent to the lake can experience higher exterior noise levels in the range of 80-90 dba for a period due to boating activities. Since this noise is not continuous, most residents accept the higher level during established hours for lake use.

As part of its CC&R's, the POA has adopted noise regulations that deal with source emissions for those areas within its jurisdiction. The building division enforces noise standards during construction. Additionally, at the time of the adoption of this General Plan, the City is considering the adoption of a noise ordinance to address noise issues within the City.

The initial study determined that the noise levels would not result in significant impacts and that impacts experienced could be considered less than significant, or mitigated to less than significant. Mitigation measures that can assist to maintain acceptable noise levels within the community are as follows:

35. The City has adopted national codes which require new structures intended for human occupancy to comply with noise attenuation standards adopted by state or local law.
36. The City is considering the adoption of a noise ordinance to address noise issues within the City.
37. The City has adopted energy codes relative to the administration of California Insulation Standards.
38. As determined necessary, the City will require new non-residential development to submit noise evaluation studies prior to approval or construction.

SECTION XII. PUBLIC SERVICES

The provision of public services within or to a community is always a source for concern. It is especially acute when an area experiences rapid growth. Canyon Lake has seen extensive and rapid growth around it.

California grew at the rate of 3.5 percent per year from 1900 to 1980. Southwestern Riverside County has been one of the fastest growing areas in the period from the mid-seventies to the early nineties. Riverside County growth has been between 4.5 and 7 percent annually, depending on the decade considered. Conversely, Canyon Lake has experienced a more controlled long term growth average of approximately 3 percent.

Recent growth has been less than half that of the County during the 1990s. This can be attributed to economics of the mid-nineties and to the fact that the existing master-planned community was nearly 80 percent built out by 1990. In comparison with its neighbors, the community has seen steady and stable development.

Public services provided to the community consist primarily of police, fire, schools, animal control, refuse disposal, and road maintenance. Police and fire services are provided under contract by the City of Perris and the County Fire Department. A fire station is positioned in the mid area of the community and provides adequate service and response times. Police protection consists of patrol and investigative services. The POA also employs a private security service which works cooperatively with the City's police division. The POA maintains the private streets and the City maintains the public rights-of-way.

The City is served by the Lake Elsinore Unified School District (LEUSD). Because of rapid growth experienced throughout the County, most school districts have experienced overcrowding conditions. School districts have been particularly hard hit by the economics of the State and have had to deal with issues related to facilities and operations without adequate financial security. The Lake Elsinore Unified School District has prepared a plan to provide for mitigation of development impacts to schools. The City has adopted a resolution in support of that plan.

The following mitigations are suggested to help maintain impacts to services at less than significant levels.

39. School impact fees will be collected from all developments within the City consistent with adopted state requirements.
40. New development proposals will be required to enter into mitigation agreements with the school district as required by law.
41. The City will continue to explore with the POA possibilities of coordination of community services.

SECTION XIII. UTILITIES AND SERVICE SYSTEMS

The initial study concluded that there would be no impact to utilities by the development anticipated by the General Plan. This conclusion was reached based on the fact that the original master plan for development for the community was considered by all utility purveyors in formulating plans to serve the area. Further, the eventual buildout of the community was part of the County and subregional considerations in assessing impacts for growth and long term planning for many years.

All properties are served by a public sewer system. The master water service delivery system covers the entire City and existing vacant developable lands can be served through minor extensions and connections. All other utility services are in place and have capacity designed to meet the full buildout of the City. Additionally, the utility companies have provided will serve letters to other large developments programmed in the immediate area adjacent to the City.

As part of its normal Planning and Building review, the City shall monitor development in the area and ensure the delivery of preplanned and reserved capacity to meet City needs.

SECTION XIV. AESTHETICS

The focus of the community aesthetics are the lake and the golf course. Other community aesthetics include the rolling hills and other large open space areas as well as the well maintained and landscaped streetscapes.

The development anticipated by the General Plan, which means the completion of the original master plan, will not affect or impact aesthetics. The master plan considered the orientation of the properties to the lake and to one another in such a way as to create pleasant attractive neighborhoods.

Development of vacant lots can occur with little or no fear of creating negative impacts to community visual values.

No mitigation measures are required. However, the following guidelines are suggested for consideration when developments occur.

42. Siting decisions for structure placement should minimize obstruction of scenic resources for adjacent or abutting lots.
43. Hillside homes should be designed to follow contours and limit their predominance to other portions of the community.
44. Buildings should be designed to blend with their surroundings in size, scale and color to minimize visual impacts.
45. Landscaping for commercial and mixed use areas should provide visual relief to the surrounding properties and to the traveling public.
46. New structures should be designed to use nonreflective material or glass and should avoid bright white or other stark finishes which might contribute to light and glare impacts.

SECTION XV. CULTURAL RESOURCES

Inquiry to archival sources familiar with the community area did not reveal any significant cultural or paleontological resources that would be impacted by the buildout of the City.

The community sits in an area of rich history as pointed out in the introduction and land use chapters of the plan. The early history of this area has been well documented. The Luiseno period and mission period are well recognized parts of California and early Riverside County heritage information. The development of the area closely followed that of similar areas of Southern California through the ranchos periods, independence and statehood.

The San Jacinto River was an inducement for settlement for native and subsequent cultures. There are some large open space areas which have potential for historic sites and artifacts. These are in Sections 26 and 34, and Section 2. The plan designates most of Section 26 and 34 areas for open space/natural recreation area development with the benefit of preserving natural habitat. Section 2 is established for mixed use developments. In all cases, additional cultural surveys and mitigation measures will be required to be prepared before a development can be approved in these areas.

Except for Sections 26 and 34, all other areas have been disturbed by prior development of limited improvements. Sections 26 and 34 have experienced moderate to heavy use by off-road vehicles. The likelihood of finding artifacts in pristine condition are considered poor. However each parcel to be developed with hardscape or structures should be surveyed for any archaeologic or paleontologic materials and findings documented.

Therefore, the following mitigation measures are considered beneficial to aid in cultural preservation and documentation and should be included in any environmental analysis for future projects.

47. As a function of the environmental review for structures and or/developments within previously undeveloped areas, the City may require the applicant to provide a cultural resource, paleontological and archaeological study with appropriate mitigation of any significant findings.

SECTION XVI. RECREATION

Recreation is a key facet to the lifestyle of the community.

Many active recreational areas have been provided throughout the community. Facilities include tennis courts, ball fields, golf course, lake sport areas and camping area. Additionally, a number of passive open space areas exist in the community for the residents' benefit.

Control of most existing recreational programs and facilities is the responsibility of the POA. Individual properties are afforded membership in the various social and athletic clubs. The POA manages the system.

No impacts to the recreational facilities are anticipated to occur from the buildout of the community as predicted by this plan. Mitigation is not required.

SECTION VI.
RESPONSE TO COMMENTS

**RESPONSE TO COMMENTS
FOR THE DRAFT MITIGATED NEGATIVE DECLARATION
FOR THE CITY OF CANYON LAKE GENERAL PLAN**

January 30, 1996

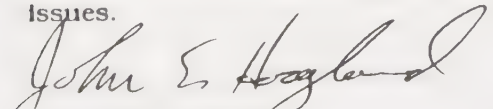
Ms. Pamela Steele, City Planner
City of Canyon Lake
31532 Railroad Canyon Road, Suite 101
Canyon Lake, California 92587

Subject: **Draft Mitigated Negative Declaration for City of Canyon Lake
General Plan**

After careful review of the subject draft by Staff at Elsinore Valley Municipal Water District the following findings are provided:

- I. 1. The designated water usage in Sections 26 and 34 must be equivalent to the pre-existing drinking water function of Canyon Lake.
- I. 2. An impact to water quality in the aforementioned areas already exists, and therefore, should be addressed in more detail within the environmental impact report.
- I. 3. On page VII-10, in the first paragraph, the data regarding the dam should be updated to reflect recent modifications to the structure.

Please feel free to call me if you have any questions regarding any of the above issues.



John E. Hoagland
General Manager

I.1.

Sections 26 and 34 have existed within the service area under BLM control. The city poses no development rights extended to these sections except those for open space park type uses. Under the city's zoning regulations, no residential, commercial or industrial users will be permitted in the Natural Resources designation. Therefore, development will be less than the previously planned for Rural Residential county zoning.

I.2

Any impact to the water quality within Sections 26 and 34 relates to the longstanding lack of regulation of open space use. The City's Natural Resource zone prohibits intrusion and establishes more direct control over uses to preclude damage to the watershed areas.

I.3.

The following change has been incorporated to the final General Plan Draft to reflect current dam profiles to include recent modifications.

Railroad Canyon dam was constructed in 1928 and consists of a variable radius concrete arch dam, approximately 104 feet high, supported by concrete thrust blocks at each end, and has concrete gravity wall sections at each abutment. The 714 foot long arch dam has a 375.7 foot long spillway near the midpoint of the arch. The thrust blocks, each 40 feet long, and the 98 foot long right gravity wall.

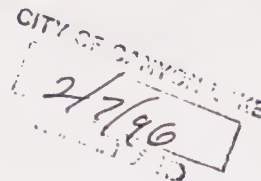
January 30, 1996

Ms. Pamela Steele, City Planner
City of Canyon Lake
31532 Railroad Canyon Road, Suite 101
Canyon Lake, California 92587

Subject: **Draft Mitigated Negative Declaration for City of Canyon Lake
General Plan**

After careful review of the subject draft by staff at Elsinore Valley Municipal Water District, the following information is provided:

- II. 1. Paragraph 2 of page 9, Section V, Water Issues, should be verified.
- II. 2. Paragraphs 3 and 4 of the same page are not accurate. The area referred to encompasses approximately 700 square miles of which the District is not responsible. The District has no control over the quality of water entering the lake from the watershed or "drainage basin."



II.1.

Information contained within this paragraph was received from review of documents received by staff from the property owners association, Elsinore Valley Municipal Water District, and Riverside County Flood Control District during general plan preparation. We have therefore included the information from the reports and data provided by technical staff as accurate representations of the existing and historic contractual obligations of all parties.

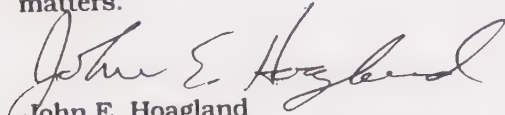
II.2.

The paragraphs cited were not intended to establish the water district as the sole responsible agency for water quality entering the lake. The District cannot control nor does it exercise control over the entire watershed or drainage area which flows to the lake. The District only exercises control of that portion of the watershed within its boundaries that eventually drains to the lake. The District is principally responsible for the quality of water delivered to its customers. The lease agreement between the POA and the District regarding lake usage requires the POA to enforce rules and standards to help reduce potential pollution of the lake. Therefore, the second sentence of the paragraph should be modified to read as follows:

Elsinore Valley Municipal Water District is charged with the responsibility to maintain water quality to the consumers which it serves.

The remainder of the paragraph is accurate and is based upon record information provided by the District and Riverside County background data.

Please feel free to call me if you have any questions regarding the above matters.


John E. Hoagland
General Manager

JEH/AR/tb

The fourth paragraph was intended in abbreviated fashion to be reflective of management practices employed by the respective agencies to insure clean water objectives are met. To address the District's concerns, this paragraph has been revised as follows:

The City supports the value of water quality. Along with other responsible agencies, the City cooperates with the water districts and the Regional Water Quality Control Board to provide the best management practices to reduce water pollution within its jurisdiction. The following mitigation measures are suggested to ensure that water quality remains high.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430
P.O. BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 327-2643



March 14, 1996

Mr. Jeff Butzlaff
City Manager
City of Canyon Lake
31532 Railroad Canyon Road, Suite 101
Canyon Lake, California 92587

GIFT OF CANYON LAKE
3/18/96
[Signature]

Dear Mr. Butzlaff:

RE: Review of the City of Canyon Lake's Draft Housing Element

Thank you for submitting Canyon Lake's draft housing element, received December 15, 1995 for our review. We are required to review draft housing elements and report our findings to the locality pursuant to Government Code Section 65585(b).

Canyon Lake's first draft housing element provides much useful information about the community's unique residential environment and housing needs. However, several components of the element will need to be expanded or revised for the element to comply with State housing element law (Article 10.6 of the Government Code).

In particular, the element should include expanded analyses of existing housing needs and potential governmental constraints within Canyon Lake; provide appropriate zoning and development standards to accommodate a variety of housing types; and demonstrate a greater commitment to implement proposed programs. These concerns were reviewed with Ms. Pamela Steele, the City's Planner, in a telephone conversation on March 14, 1996. This letter and Appendix contain a summary of these concerns.


We hope our comments are helpful to the City and we appreciate the assistance of Ms. Steele during the course of our review. We look forward to receiving your revised draft or adopted element pursuant to Section 65585(b) or (g). If you have any questions concerning our review, or would like assistance in revising the element, please contact Gary Collord, of our staff, at (916) 327-2644.

Mr. Jeff Butzlaff

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In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Kimberley L. Dellinger
Deputy Director

Enclosures

cc: Pamela Steele, City Planner, City of Canyon lake
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Juan Acosta, California Building Industry Association
Kerry Harrington Morrison, CA Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center
Dara Schur, Western Center on Law and Poverty
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Marie Whitaker, Cal. State Poly-Tech University-Pomona
Karen Warner, Cotton/Beland/Associates
David Booher, California Housing Council
Jose Rodriguez, California Rural Legal Assistance

APPENDIX

City of Canyon Lake

The following changes would bring Canyon Lake's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. Where particular program examples or data sources are listed, these suggestions are for your information only. We recognize that the City may choose other means of complying with the law.

III. A. Housing Needs, Resources and Constraints

1. *Analyze household and housing characteristics, including households overpaying for housing and overcrowded housing units (Section 65583(c)(2)).*

The analysis of overpayment should identify the number and percentage of owner- and renter-occupied households overpaying for housing. According to the 1990 Census, there are 86 households in renter-occupied units, with annual incomes of \$20,000 or less, that are paying 35 percent or more of their incomes for housing. This comprises 100 percent of all such households in Canyon Lake. Similarly, there are 93 households in owner-occupied units, with annual incomes of \$20,000 or less, that are paying 35 percent or more of their incomes for housing. This represents 41 percent of all such households in the City.

The analysis of overcrowding should also identify the number and percentage of overcrowded housing units in the City. According to the 1990 Census, 28 (1 percent) of the City's owner-occupied housing units and 18 (4 percent) of renter-occupied housing units are overcrowded. Excerpts from the 1990 Census are enclosed for your assistance.

Where housing needs exist, the element should identify potential solutions and resources to address the need.

- III.A.2. *Analyze the housing needs of special groups including the elderly, large families, female-headed households, and the homeless (Section 65583(a)(6)).*

- a. An adequate analysis should provide a quantitative and qualitative description of the housing needs of these groups in Canyon Lake and identify potential solutions and resources to address the needs, if any. At a minimum, Census data, should be more thoroughly used to help identify potential housing needs.

III.A.1.

Housing affordability is an important issue for the State and the City. Census data does reflect that some persons/families pay 35% or more of their income for housing in Canyon Lake. This does not mean that price is necessarily a deterrent or that income is either. The fact that some families exceed the typical housing cost level in Canyon Lake is a matter of lifestyle choice. The total households with income of \$20,000 or less paying 35% or more of their income for housing is 6.4% based on 1990 census data. While this is not a significant segment of the community, we have none-the-less included statements addressing the issue of affordability referenced by HCD in the recommended final draft element.

Census information concerning the number of elderly and female-headed households living below the poverty level, and housing tenure information for large families and seniors, should be incorporated into the analysis to help identify any unmet housing needs for these groups in the City.

For example, according to the 1990 Census, 34 elderly households (3 percent of all elderly households) have incomes below the poverty level. In comparison, there are 12 female-headed households with children living below the poverty level; representing 25 percent of all such households in the City. The majority of the City's elderly households (608 or 94 percent) reside in owner-occupied units; 36 (5 percent) reside in renter-occupied units. In comparison, 234 (72 percent) of the City's large family households reside in owner-occupied units while 92 (28 percent) reside in renter-occupied units. Excerpts from the 1990 Census are enclosed for your assistance.

These data do not suggest any particular housing need for these groups in Canyon Lake. However, the data do suggest (particularly data concerning overpayment among lower-income, renter households) that the City's most urgent housing need is for affordable rental housing for families.

- b. While the element indicates there are no homeless individuals in Canyon Lake the element should indicate how the City reached this conclusion. Consultation with the staff of local churches, community service organizations, law enforcement agencies, and regional shelters serving Canyon Lake are appropriate ways to confirm the existence of any homeless individuals. The element should identify which organizations the City consulted to determine the absence of homeless persons in Canyon Lake.

- III.A. 3. *Expand the analysis of the City's land use controls, on/off-site improvement requirements, development fees and exactions, and permit processing procedures and timelines as potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income groups. The analysis should also demonstrate local efforts to remove*

III.A.2.

We concur that where a need can be demonstrated on the basis of census data or other reliable source, the housing element should discuss that need. We note the discussion offered by HCD refers to "housing needs of special groups including the elderly, large families, female head of households, and the homeless." We also note that HCD concurs with the general precept contained in the city housing element that the census data do not suggest any particular housing need for these groups in Canyon Lake. We have expanded discussion of special housing needs reflecting some of the philosophical comments of HCD and additional census data. This expansion is not an expression of an unmet need or deficiency in housing provision. The discussion is provided so that future housing reviews may have some context from which to proceed.

The housing element section on special needs households related to "homeless persons" has been expanded to reflect sources of the fact that 'zero' homeless persons have been reported in Canyon Lake. While that is true at the time of drafting of the final general plan housing element, it may not always be so in the future. Therefore, expansion of this discussion has been provided.

governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 (Section 65583(a)(4)).

- a. The analysis of land use controls should describe and analyze zoning and development standards for each residential zone (e.g., building setback and height standards, maximum lot coverage, minimum unit sizes, permitted development densities, on-site parking and architectural review requirements).
- b. The analysis of on/off-site improvement requirements should describe and analyze typical site improvement requirements for single-family and multifamily designated sites (e.g., dedications, extension of utilities, drainage and traffic improvements, etc.).
- c. The analysis of development fees and exactions should describe and analyze the City's permit fee costs for various residential development permits (e.g., zone changes, tract maps, conditional use permits, environmental reviews, site plan reviews), and any residential development exactions (e.g., schools, parks, traffic, etc.).
- d. The analysis of permit processing procedures should describe and analyze discretionary review requirements and typical processing timelines for various residential development applications (e.g., zone changes, tract maps, conditional use permits, environmental reviews, site plan reviews, etc.).

Where constraints are identified, the element should include programs to mitigate them or, where appropriate and legally possible, remove them (Section 65583(c)(3)).

III.A.4. *Analyze potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing, including the price of land and the cost of construction (Section 65583(a)(5)).*

- a. The analysis of land costs should include an estimate of the average per-unit cost of land, or the range of per unit costs for land in single-family and multifamily zoned areas.

III.A.3.

A zoning matrix has been added to the discussion of land use/zoning constraints which indicates the various residential zones compatible with the General Plan Land Use table contained on pages III-7 thru III-8. The City does not require architectural review for residential projects. The POA provides plan review for areas within the gated community.

With the exception of the 96 acres set aside for mixed use development, all properties within the city have been subdivided consistent to zoning and environmental factors affecting the future development of the community, and are served by a developed infrastructure system. Housing development costs are reduced since extension of service costs are not added but are included within pricing of the improved building sites.

The adopted fee schedule for various discretionary permits has been included in the appendix of the plan. The use of contract services and the application of fees based upon actual costs of the services helps to reduce overall development costs. Since the city is developed according to the master plan, there is little discretionary review required except for commercial developments or resubdivision activities. The city council has the authority to determine fees.

We have added language and a processing time-table under the land use/zoning discussion to address application reviews.

III.A.4.

We have added language to the text under the land availability discussion to address land cost concerns. It should be noted that Canyon Lake land costs reflect improved land which incorporates infrastructure costs.

- b. The analysis of construction costs should describe average developer costs, including land, fees, materials, labor, and financing for single-family and multifamily housing in Canyon Lake.

Canyon Lake is a planned community offering presubdivided lots or parcels for individual homesite developments. All supporting infrastructure, roads, water, sewer, gas, electric, telephone, drainage and local government services are provided. A random survey of improved lot sales reflected land values ranging from the mid-thirties to high two-hundred thousand brackets depending on locations (water frontage or view lots showing premiums). The average cost per lot was \$57,000. Similarly, a random survey of 48 units approved for construction showed valuations ranging from the mid-one hundred thousand to high two-hundred thousand range. Comparable land and home values in the area surrounding the city show similar lots in the mid one-hundred thousand range and homes in the upper one-hundred thousand to lower two hundred thousand range. There appears to be a general balance between community home costs and the surrounding market area.

All construction is subject to regional, county, and school district fees which are established by law and do not substantially vary in the planning area. Building fees are prescribed by standard industry practice such as the ICBO/Uniform Building Code estimation and valuation schedules.

The bottom line for the city is that the costs of housing are directed by market choices of the property owner who selects the lot, determines the design of the home and makes the conscious decision to expend that portion of annualized income deemed appropriate by them to live in the lifestyle the community offers.

III. B. Quantified Objectives

Establish the maximum number of housing units that can be constructed, rehabilitated, and conserved by income category (i.e., very low-, low-, moderate-, and above moderate-income) during the planning period of the element (Section 65583(c)(3)).

This information may be illustrated in chart form:

QUANTIFIED OBJECTIVE

Income Level	New Construction	Rehab	Conservation
Very Low			
Low			
Moderate			
Above Moderate			

III. B.

There theoretically is no maximum that can be built in any of the categories. The only maximum or cap is the housing that maximizes zoning densities allowed, plus any additional units permitted by density bonus or second unit housing controls. There are only 4,777 lots available in the master plan, and only 957 vacant. That provides the cap for future development. Historical housing development has shown considerable reduction in starts due to economy. The most recent figures show that a three year average of 43 homes per year has been experienced. Assuming a typical split by income ranges, the city would expect 29 above moderate units, 6 moderate units, 4 low units, and 4 very low units.

III.C. Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards needed to facilitate and encourage the development of a variety of housing types for all income groups, including multifamily rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites does not identify adequate sites to accommodate the need for all household income groups pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

The City's zoning and development standards do not appear to adequately accommodate a variety of housing types as the statute requires. However, the element describes some opportunities for providing a more economically diverse mix of housing which could satisfy this requirement provided the City demonstrates a greater commitment to make such opportunities available.

For example, the element indicates (page 16) there are some sites available which could support limited commercial development and also provide some opportunity for mixed-use developments. The inclusion of a program in the element which designates sites for mixed-use development and provides appropriate development incentives (such as density bonuses, shared or flexible parking arrangements, etc.), could help satisfy this requirement. A greater commitment to facilitate and encourage the development of second units for family as well as senior households would also help satisfy this requirement (see item C-4, below).

III.C.1.

The city zoning ordinance allows a wide range of residential densities, 0.4DU/Acre to 18DU/acre. Reference is made to the zoning matrix provided within the revised text for clarification. Current housing stock includes standard single family construction, mobile homes, condominium and multifamily apartment units. The element clearly identifies 96.1 acres for mixed use development potential. Current zoning standards allow parking adjustments for uses. Second unit housing provisions of the zoning code are directed for family purposes not just senior citizen, with rental of the unit acceptable.

III.C.2. *Address and, where legally possible, remove governmental constraints to the maintenance, improvement, or development of housing for all income groups (Section 65583(c)(3)).*

The adequacy of City efforts to mitigate actual or potential constraints cannot be fully determined in the absence of a complete discussion and determination of potential constraints (see item A-3, above).

The element indicates the remaining vacant sites in the City are restricted to single-family housing uses by zoning and privately enacted covenants, conditions and restrictions (CC&R). While CC&Rs may limit development opportunities to a single type of housing, the City has an obligation to remove governmental constraints which inhibit development opportunities and to provide zoning and development standards that will facilitate the development of a variety of housing types. While the City may have limited legal authority over the constraints imposed by CC&Rs, the City should ensure that appropriate actions are taken to encourage residents to modify CC&Rs where necessary to enable the City to accommodate a more economically diverse mix of housing.

III.C.3. *The element should demonstrate a greater commitment to implement proposed programs to ensure that the City can meet housing element program requirements (Section 65583(c)(1-6)).*

Examples of programs which require additional information include the following:

Density Bonus: Does the City intend to have a density bonus ordinance adopted by June 1996? How many development projects does the City expect will be eligible for density bonuses within the next two years? How many affordable units are likely to be developed? We are enclosing a model density bonus ordinance, drafted by the Department, to facilitate your efforts to implement a density bonus program.

Second Units: Does the City currently have a second unit ordinance? Does the City restrict (or intend to restrict) second units to seniors only? How many units does the City expect will be developed within the planning period?

III.C.2.

We have provided language in the revised element to address this concern.

While we appreciate the HCD comments on CC&Rs, the comments do not recognize that the city developed under covenants which were part of the master specific development plan. Many of the early development standards were contained within the CC&Rs. While the city is under no obligation legally to recognize the CC&Rs should they limit its land use discretionary authority, the city has moral and legal obligation to preserve the character of the community.

The city zoning ordinance permits a variety of different densities. Rezoning, density bonus provisions, and incentives to reduce costs for housing provision would all be considered upon request by an applicant.

III.C.3.

The city intends to adopt a density bonus ordinance after adoption of the General Plan and the Housing Element. The original draft element indicated that target to be June 1996. That target will slide until after the final adoption of the General Plan. However, until the local ordinance is adopted, the city would consider any density bonus requests in light of Government Code provisions and legal analysis.

The current zoning ordinance contains provisions for second unit housing. Second units are permitted for family members and for rental, but are not saleable as a separate single family dwelling unit unless the lot containing both structures can be subdivided to meet development standards. The city would anticipate a potential for two to three units during the elements effective period.

Mixed-Use Zoning: Does the City intend to encourage the development of mixed-use projects on any of the sites described on page 16 of the element? How will the City encourage the development of such projects? When will the City revise its zoning code to permit mixed-uses? Does the City expect any projects to be developed within the planning period?

Housing Assistance: Does the City or County currently administer any Section 8 subsidy or voucher certificates within the City? What "cooperative programs for housing assistance" does the City expect to operate with the housing authority?

Special Needs Housing: How will the City promote the development and rehabilitation of housing for the elderly and disabled? Does the City currently administer a housing rehabilitation program?

Unless the City can demonstrate greater potential and commitment for implementing proposed programs designed to assist the development of affordable housing, additional or alternative programs will be required.

III.C.5. *Clarify the City's equal housing opportunity program (Section 65583(c)(5)).*

A local equal housing opportunity program should provide some means for the resolution of housing discrimination complaints and be promoted throughout the community. In smaller jurisdictions like Canyon Lake, this requirement could be satisfied by establishing a program to disseminate information on fair housing laws and refer housing discrimination complaints to the State Department of Fair Employment and Housing or other nonprofit or public agencies equipped to mediate such complaints.

The equal housing opportunity program (page 23) of the element does not adequately describe how the City currently resolves housing discrimination complaints or promotes equal housing opportunities. For example, the element should clarify whether the City currently has a contract with the County for the referral of housing discrimination complaints and describe how the City promotes the availability of the program in the community. We are enclosing a technical assistance paper entitled, Fair Housing to assist the City.

The city has had discussion with the owners of one of the mixed-use designated properties prior to drafting the General Plan. The city and the property owner agreed to consider a mix that would include affordable housing.

No revision to the zoning code is needed to accommodate the development of a mixed-use project. The current Rural-Residential zone permits mixed uses. Given the magnitude of a mixed use project, the city does not anticipate that the proponent will accomplish their feasibility and preplanning phases in time to submit during the element's planning period.

The city anticipates cooperative efforts with the County Housing Authority with respect to assisted units, voucher programs and special needs groups. Section 8 assistance has already been implemented.

The draft element as sent to HCD contains a housing program which provides action statements to address needs for the elderly and disabled. The element addresses action statements to preserve housing stock for affordability

III.C.5.

The actions set forth by the element for housing discrimination recognize that contract arrangements need to be made with the County to administer fair housing reviews. Housing Element Strategy HES-15 has been revised to address this point. HES-16 has been added to the element to address how the city will promote the program.

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